



# SIDMOUTH TOWN COUNCIL

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DEVON  
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To: All Members of the Planning Working Group  
Town Clerk

13 June 2024

For Information:

Other Members of the Town Council  
District Councillor for Sidmouth not on the Town Council  
Sid Vale Association

Dear Sir/Madam,

**Meeting of Sidmouth Town Council's Planning Working Group  
Wednesday 19 June 2024 at 10.00am**

You are called upon to attend the above meeting where it is proposed that the matters set out on the agenda below will be considered and resolution or resolutions passed as the Planning Working Group considers appropriate.

The Planning Working Group will meet virtually via the Zoom software platform. Please note the start time of the meeting. Those members of the public wishing to view the meeting or speak on a planning application, are required to register by emailing [planning@sidmouth.gov.uk](mailto:planning@sidmouth.gov.uk) at least 24 hours before the start time of the meeting, after which virtual meeting details will be sent out to speakers.

The Chair of the meeting has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time. Individual contributions will be limited to a maximum period of three minutes. Where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ch Holland', written over a thin horizontal line.

**Christopher E Holland**  
Town Clerk

# AGENDA

## 1 Apologies

To receive apologies for absence.

## 2 Declarations of Interest

To receive Declarations of Interest.

## 3 Minutes

To agree and delegate to the Chair of the Planning Working Group to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 5 June 2024.

## 4 District Council Members

It is noted that the participation of those Councillors who are also members of the Local Planning Authority of East Devon District Council, in both the debate and subsequent vote, is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

## 5 Statutory Obligations - Applications for consideration

Town and Parish Councils are Statutory Consultees to the Local Planning Authority and as such do not make decisions apart from applications for advertising consents and trees. The Town Council's Planning Working Group is required to make known its willingness to support, or not, planning applications based on local knowledge and current planning policies in order that these views can be taken into account when the decision is made by the District Council as Planning Authority. In accordance with Sidmouth Town Council Standing Orders Item 3(d) – (i) Members of the public may speak on each planning application on the agenda for up to three minutes.

## 6 Urgent items or Amended Plans Received After Formulation of the Agenda.

To receive a report from the Planning Clerk of any urgent planning items or amendments to planning applications received after the publication of the agenda.

## 7 Exclusion of the Public

To agree any items to be dealt with after the public (including the press) have been excluded. There are no items which the Town Clerk recommends should be dealt with in this way.

## 8 Applications for consideration

Applications can be found at: <https://planning.eastdevon.gov.uk/online-applications/>

(Type in or copy the application number into the box next to the search button, click on the documents tab and then on view documents.)

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|----|--------------------------|----------------------|---|
| 9  | 24/1077/FUL<br>East Ward | Mr Nigel<br>Halliday | Flat 4 Norton Garth Court, Station Road, Sidmouth, EX10 8NY<br>Installation of new and replacement skylights and rooflights to existing sloping and flat roofs. Installation of small vertical sash window to north elevation dormer. |
| 10 | 24/0974/LBC<br>East Ward | Boots UK Ltd         | 15 Fore Street, Sidmouth, EX10 8AH.<br>1no. non illuminated fascia sign and 1no. non illuminated hanging sign on front west elevation   |

- |           |                                       |                        |  |
|-----------|---------------------------------------|------------------------|--|
| <b>11</b> | 24/0298/FUL<br>Salcombe Regis<br>Ward | Mr Matthew<br>Maslen   | Donkey Sanctuary, Mire Lane, Salcombe Regis, Devon EX10 0NU<br>Demolition of existing stables 1-4, The Ressies, Stallion Boxes & staff/office and construction of 5no. donkey shelters/stables and staff amenity building. |
| <b>12</b> | 24/0986/FUL<br>South Ward             | Mr and Mrs<br>Barratt  | Spring Cottage, Cotmaton Road, Sidmouth, EX10 8EY.<br>Removal of conservatory to be replaced by single storey extension on south east elevation.   |
| <b>13</b> | 24/0987/LBC<br>South Ward             | Mr and Mrs<br>Barratt  | Spring Cottage, Cotmaton Road, Sidmouth, EX10 8EY.<br>Removal of conservatory to be replaced by single storey extension on south east elevation.   |
| <b>14</b> | 24/0654/FUL<br>South Ward             | Rob and Sue<br>Doughty | Runnymede, Orchard Close, Manor Road, Sidmouth, EX10 8RS.<br>Construction of replacement garage.   |

### **15 Trees in Conservation Areas**

- |           |                                       |   |
|-----------|---------------------------------------|---|
| <b>a)</b> | 24/0846/TCA<br>Salcombe Regis<br>Ward | Fortfield Lawn, Manor Road, Sidmouth, Devon, EX10 8PH |
|-----------|---------------------------------------|---|

### **16 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

- |           |                             |              |  |
|-----------|-----------------------------|--------------|--|
| <b>a)</b> | 24/1005/TRE<br>Primley Ward | Mrs L Patton | 78 Primley Road, Sidmouth, Devon, EX10 9LB.<br>T16 Monterey Pine : removal of 1.5m to 2m to reduce load on limb situated on NE corner of the tree (see photo 1a) above house and garage; removal of lateral small branches on the same limb, overhanging the roof of the house (see photo 1b); removal of two adjacent branches, one of which has already partially broken, hanging over pedestrian walkway on Sidford Road (see photographs 3 and 4). |
|-----------|-----------------------------|--------------|--|

### **17 Notification of a new Tree Preservation order.**

None received at the time of the publication of agenda.

### **18 Notification of any works which constitute an exemption to a Tree Preservation Order**

None received at the time of the publication of agenda.

### **19 Unsupported decisions**

- |           |  |                        |  |
|-----------|--|------------------------|--|
| <b>a)</b> | 24/0610/FUL &<br>24/0611/LBC<br>Sidbury Ward | Mr Nicholas<br>Bennett | Riverside Cottage, Harcombe, Sidmouth, EX10 0PR.<br>Removal of existing internal boiler, construction of concrete base, installation of proposed new external floor mounted boiler and associated timber fence screen. |
|-----------|--|------------------------|--|

**STC: DID NOT SUPPORT      EDDC: APPROVED**

## **20 Appeals**

Appeal registered:

- |   |   |
|---|---|
| <b>a)</b> 23/0027/CPL<br>APP/U1105/X/2<br>3/3330294 | Salcombe Regis Camping And Caravan Park, Salcombe Regis, Devon,<br>EX10 0JH.<br>Proposed lawful development for the use of land for the siting of<br>static caravans. |
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**STC: REFUSED**

**EDDC: REFUSED**

## **21 Enforcement Letters**

None received at the time of the publication of agenda.

## **22 New East Devon Local Plan;**

1. To consider a response to the new Local Plan further consultation. (Could you include a link to the East Devon Local Plan Further Consultation Website, please. It's set out in EDDC's notice below)
2. To consider arrangements for the public meeting on Monday 24th June.

## **Forthcoming Council and Working Group meetings:**

1 July Council

3 July Planning Working Group

8 July Environment Committee

## Sidmouth Town Council's Planning Working Group

held on Wednesday 5 June 2024

(The Working Group met virtually)

Councillors present: Kelvin Dent (Chair)  
Bernie Davis  
Chris Lockyear  
John Loudoun  
Rachel Perram

Apologies: Cllr John Nicholson

Also present: Cllr Ian Barlow

The meeting started at 10.00am and finished at 10.40am

### 016 Declarations of Interest

None received

### 017 District Council Members

It was formally noted that the participation of those Councillors who are also members of the East Devon District Council in both the debate and subsequent vote is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town/Parish Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.

### 018 Minutes

Members agreed that delegated authority be given to the Chair of the Planning Working Group to sign as a true and accurate record the Minutes of the Planning Working Group meeting of 22 May 2024.

### 019 Applications for consideration

**RECOMMENDED:** That in respect of the Planning Applications set out below, representations to the manner in which they should be determined, be made known to the East Devon District Council in accordance minute 230 of Council, 19 April 2021 and with schedule 16 of the Local Government Act 1972.

<b>020</b>	24/0973/ADV East Ward	Boots UK Ltd	15 Fore Street, Sidmouth, EX10 8AH. Installation externally of 1no. non illuminated traditional fascia and 1no. non illuminated traditional projection sign.
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### GRANT

<b>021</b>	24/0978/FUL North Ward	Mrs Patricia Ratcliff	31 Lock Close, Sidmouth, EX10 9GB. Proposed change of use from residential dwelling to residential dwelling with provision for childcare.
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### DO NOT SUPPORT

Whilst Members wanted it to be noted that they wholly support the need for extra childcare in the Sid Valley, they suggested exploring alternative premises.

Members considered the proposal would adversely impact on the amenities of its neighbours,

contrary to Policy 6 of the Neighbourhood plan.

**022** 24/0958/FUL Mr & Mrs 2 Stowford Court, Stowford, Sidmouth, EX10 0NA.  
West Ward Roger Re-thatching of porch canopy, enlarging terrace and removal and  
Trivett re-building of retaining wall

**NO OBJECTIONS**

**023** West Ward Mr & Mrs 2 Stowford Court, Stowford, Sidmouth, EX10 0NA.  
Roger 1. Internal alterations to enlarge the dining room, including  
Trivett removal of existing blockwork wall, new stud partitions, and  
associated window adjustments.  
2. Replacement windows & external doors throughout.  
3. Replacement porch canopy  
4. Enlarged external terrace / retaining wall adjustments

**NO OBJECTIONS**

**024 Trees in Conservation Areas**

a) 24/0860/TCA Saddlers Mead, Sid Road, Sidmouth, Devon, EX10 9AQ.  
Salcombe Regis T1, Ash: Fell (DR).  
Ward

**NOTED**

**025 Trees with preservation order**

Applications relating to Trees protected by a Tree Preservation Order.

a) 24/0971/TRE Ellie Rawlings Dyers Meadow, Byes Lane, Sidford, Devon, EX10 9FB  
(Whitton &  
Sidford Village Laing) T3, Ash: reduce height of tree to approximately 10m above ground  
Ward level.

**DEFERRED: Awaiting Officers report**

**026 Exemption to a Tree Preservation Order**

None received

**027 Appeals.**

a) 23/0743/FUL Magnolia Cottage, Coburg Road, Sidmouth, Devon, EX10 8NF.  
Retention of a boundary screen.

STC: Refused

EDDC: Refused

**Appeal Dismissed**

**028 Unsupported decision**

None received.

**029 Enforcement Letters**

None received.

**030 Urgent Items**

None received.

**031 New Draft Local Plan Update**

The Local Planning Authority were in the process of consulting on a further limited number of Local Plan topics and had invited towns and parishes to consult the public. At its last meeting, Sidmouth Town Council had agreed to undertake a consultation event and a room had been booked at the Dissenters on Monday 24<sup>th</sup> June from 2pm to 5pm.

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**CHAIR OF THE PLANNING WORKING GROUP**