



# SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE  
WOOLCOMBE LANE  
SIDMOUTH  
DEVON  
EX10 9BB

Telephone: 01395 512424  
Email: [enquiries@sidmouth.gov.uk](mailto:enquiries@sidmouth.gov.uk)  
Website: [www.sidmouth.gov.uk](http://www.sidmouth.gov.uk)  
VAT Reg. No. 142 3103 24

To: All Members of the Planning Committee  
Town Clerk

27 August 2025

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 Committee to be held on  
Wednesday 3 September 2025 at 10.00am**

You are hereby summoned to attend the above meeting to be held in the Council Chamber, Woolcombe House, Woolcombe Lane, Sidmouth. It is proposed that the matters set out on the agenda below will be considered at the meeting and resolution or resolutions passed as the Council considers appropriate.

Those members of the public wishing to 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.

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 'Chris Holland'.

**Christopher E Holland**  
Town Clerk

## **A G E N D A**

### **1 Apologies**

To receive apologies for absence.

### **2 Declarations of Interest**

To receive Declarations of Interest.

### **3 Minutes**

To agree to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 13 August 2025.

### **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 Committee 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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|-----------|---------------------------|---|---|
| <b>9</b>  | 25/1224/MRES<br>East Ward | Messrs Ford<br>(OG Holdings<br>Retirement<br>Benefit<br>Scheme) | Alexandria Industrial Estate, Station Road, Sidmouth.<br>Reserved matters application in respect of appearance of partial<br>demolition of Block C (Phase 1) pursuant to outline planning<br>permission ref 22/2063/MOUT. |
| <b>10</b> | 25/1611/FUL<br>East Ward  | Mr Paul<br>Turner (Costa<br>Coffee)                             | The Old Ship, Old Fore Street, Sidmouth, Devon, EX10 8LP.<br>Conversion of the first floor into a self-contained 2-bedroom<br>residential flat with associated internal works only.                                       |

<b>11</b>	25/1463/FUL East Ward	Mr Tony Hillier	4 Counters Court, Mill Street, Sidmouth, Devon, EX10 8DW. Retrospective planning permission for hard landscaping works and the erection of a detached bicycle shed clad in cedar. Proposal also includes an increase in the height of the boundary wall, finished in matching cedar cladding and the erection of timber fencing and access gate serving the rear courtyard access.
<b>12</b>	25/0998/VAR North Ward	South West Norse	Sidmouth C Of E Primary School, Manstone Avenue, Sidmouth, Devon, EX10 9TJ. Variation of conditions 2 and 7 of planning consent 21/0781/MFUL to facilitate alternative drainage scheme.
<b>13</b>	25/1603/VAR Salcombe Regis Ward	Chris Shrubbs	Strathallan, Sid Lane, Sidmouth, Devon, EX10 9AW. Variation of condition 1 (approved plans) on planning permission 24/1754/FUL (Two storey extensions to the North and South elevations and the addition of a porch) proposed changes in fenestration, to the porch canopy and gable on north elevation.
<b>14</b>	25/1539/LBC Salcombe Regis Ward	Miss Hannah Jones	2 Sid Bank, Sid Lane, Sidmouth, Devon, EX10 9AW. Construct partition wall to create 2no. bedrooms at first floor.
<b>15</b>	25/1458/FUL Sidbury Ward	Mr Jon Simpson	Chineway, Farm Putts Corner, Sidbury, Sidmouth, EX10 0QQ. Proposed associated operational development to convert the existing barn to a hotel/guest house (use class C1) following grant of prior approval under application 25/0169/PDR under Class R.
<b>16</b>	25/1003/LBC Sidbury Ward	Mr & Mrs Hedley	Springfield Farm, Sidbury, Devon, EX10 0QJ. Demolish 2no single-storey side & rear extensions, construction of a new single storey extension with associated works, insertion of 2 no. windows (one on ground floor, one on first floor) Internal room layout changes, removal of second staircase, insertion of a sun tube on first floor.
<b>17</b>	25/1002/FUL Sidbury Ward	Mr & Mrs Hedley	Springfield Farm, Sidbury, Devon, EX10 0QJ. Demolish 2no single-storey side & rear extensions, construction of a new single storey extension with associated works, insertion of 2 no. windows (one on ground floor, one on first floor) Internal room layout changes, removal of second staircase, insertion of a sun tube on first floor.
<b>18</b>	25/1086/FUL Sidford Ward	Dr E Morris	Trenoweth, Coreway, Sidford, Sidmouth, EX10 9SE. Enlargement of porch and dormers on south elevation, first floor extension and single storey ground floor extension on rear north elevation and alterations to roof.
<b>19</b>	25/1532/LBC South Ward	Mr S Kussman and Mr G Ward	Magnolia Cottage, Littlecourt House, Seafeld Road, Sidmouth, Devon, EX10 8HF. Internal alterations to Magnolia Cottage: remove wall to create 1no. large bedroom; removal of existing en-suite walls and construct new to create larger ensuite; block up door from landing.

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| <b>20</b> | 25/1742/FUL<br>South Ward | Patrick<br>Murphy | Silver Howe, Boughmore Road, Sidmouth, Devon, EX10 8SH.<br>Construction of a carport with hobby room above; alterations to fenestration on main dwelling and widening of access |
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## 21 Trees in Conservation Areas

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|-----------|---------------------------|-------------------|---|
| <b>a)</b> | 25/1559/TCA<br>South Ward | Mr Roger<br>Flynn | Long Orchard, Elysian Fields, Sidmouth, Devon, EX10 8UH.<br>G1: Hedge of Holly / Laurel / Sycamore / Holm Oak / Sweet Chestnut / Hazel - trim/cut back around house, cottage and garage to achieve approximately 1.5m clearance. Anticipated cut size of 20mm. G2: Hedge of Holly / Laurel / Sycamore / Horse Chestnut / Hawthorn / Sweet Chestnut / Hazel / Leylandii - trim. Anticipated cut size of 20mm. T1, Holly: remove (dead). T2, Horse Chestnut (adjacent to road): crown lift and remove deadwood to achieve highway clearance of approx. 5.2m. G3, Ash: fell (dead); Hazel: coppice; Bay: crown lift and pin back. (DR) |
| <b>b)</b> | 25/1600/TCA<br>South Ward |                   | Bickwell Brook, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.<br>T1, T2: Limes - repollard to historic pruning points. T3: Windmill palm - fell. T4: Magnolia - reduce height and width by up to 1.5m. T5: Acacia - reduce by up to 1m in height and width. (DR)  |
| <b>c)</b> | 25/1594/TCA<br>South Ward |                   | Bickwell Cottage, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.<br>T1 Magnolia: reduce crown spread to north and west by 2-3m, removing whole branch sections back to an appropriate fork. Reduce crown spread on all other sides by 1-1.5m, shortening and thinning of foliage which have developed since previous pruning intervention. Remove vertically growing reiterated stems. T3 - Lawson cypress: fell. T7 - Monterey cypress: fell. (DR)  |
| <b>d)</b> | 25/1533/TCA<br>South Ward |                   | Woodrising, Bickwell Valley, Sidmouth, Devon, EX10 8RF.<br>T1: Cherry - 3m crown reduction.(DR)   |
| <b>e)</b> | 25/1715/TCA<br>South Ward |                   | Wistaria Cottage, 1 Alma Terrace, Coburg Road, Sidmouth, EX10 8NQ.<br>Copper Beech: removal of buttress root (possibly with other roots) within 300mm of the tree trunk to level and relay driveway pavers.   |

## 22 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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| <b>a)</b> | 25/1450/TRE<br>South Ward | Mr Luke<br>Hyson | Balfour Manor, Station Road, Sidmouth, Devon, EX10 8XW.<br>T722: Holm oak - re-coppice approx. 15 stems. (DR) |
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## 23 Notification of a new Tree Preservation order

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

**25 Unsupported decisions**

None received at the time of the publication of agenda.

**26 Appeals**

None received at the time of the publication of agenda.

**27 Enforcement Letters**

None received at the time of the publication of the agenda.

**28 New East Devon Local Plan;**

To receive any update if necessary.

**Forthcoming Council and Working Group meetings:**

Wed 10 September Tourism and Economy

Wed 24 September Planning Committee

Mon 29 September Environment Committee

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Wednesday 13 August 2025 at 10.00am**

Councillors present: Kelvin Dent (Chair)  
Rachel Perram (Vice Chair)

Jo Dodds  
John Loudoun  
Hilary Nelson  
John Nicholson  
Edward Willis Fleming

Apologies: Chris Lockyear

The meeting started at 2.00pm am and finished at 3.35 pm

**71 Declarations of Interest**

Name	Item / Reference	Type	Action Taken	Details of Interest
All Councillors	25/0810/FUL South Ward	Personal	Remained in the chamber and took part in discussion and voting	Applicant was a Town Councillor
All Councillors	25/1298/TRE South Ward	Personal	Remained in the chamber and took part in discussion and voting	Members of Sidmouth Town Council
Cllr Willis Fleming	25/1463/FUL East Ward	Personal & Prejudicial	Left the Chamber during discussion and voting	Agent for the applicant
Cllr Willis Fleming	25/0442/FUL	Personal	Remained in the chamber during discussion and voting	Acquainted with the applicant

**72 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.

**73 Minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 16 July 2025 were agreed and signed as a true and accurate record.

**74**     **Urgent items**  
None received

**75**     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>76</b>	25/1361/FUL East Ward	Dr Nick Davey	10 Bedford Flats, Station Road, Sidmouth, EX10 8NP. Removal of rear Velux rooflight, alterations to rear dormer and installation of 3 conservation Velux rooflights.
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**SPLIT DECISION:**

**NO OBJECTION** to the proposed dormer window

**DO NOT SUPPORT** the velux windows as their introduction into a uniform row of properties in a conservation area is not in keeping with the street scene and therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness)

Note: Members reiterated their preference for powder coated aluminum windows over uPVC in the conservation area.

<b>77</b>	25/1247/LBC East Ward	Mr G Knight	Courtyard Flat, Carlton Mansions, 6 York Street Sidmouth, EX10 8BH. Replace 2no. Upvc windows on ground floor rear north elevation with timber windows.
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**NO OBJECTIONS:** Subject to the views of the Conservation Officer.

<b>78</b>	25/0476/MRES East Ward	Messrs Ford (OG Holdings Retirement Benefit Scheme)	Unit 2 Alexandria Industrial Estate, Station Road, Sidmouth, EX10 9HA. Reserved matters application in respect of landscaping of Phase 1 pursuant to outline planning permission ref. 22/2063/MOUT.
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**NO OBJECTIONS**

**Note:** Members reiterated their desire to retain the hedgerow along the North West Boundary

<b>79</b>	25/1463/FUL East Ward	Mr Tony Hillier	4 Counters Court, Mill Street, Sidmouth, Devon, EX10 8DW. Landscaping and bicycle shed to garden area. (Retrospective).
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**NO OBJECTIONS** to landscaping as applied for

**Note:** the views of the Council did not relate to the picket fence or colour of the walls.  
The Town Council had received an objection from the Sid Vale Association

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| <b>80</b> | 25/0442/FUL<br>East Ward | Mr Tiku<br>Patidar | Yrgolf Ltd, Dove Lane, Sidmouth, EX10 8AN.<br>Proposed roof mounted air-conditioning condenser units and photovoltaic panels. Proposed reuse of existing openings for mechanical ventilation. |
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**NO OBJECTIONS**

**Note:** Members repeated their desire to see the condensers only operated between standard daytime times (7am to 11pm)

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| <b>81</b> | 25/1486/FUL<br>Primley Ward | Mr Fionn<br>Wardrop | 35 Newlands Road, Sidmouth, Devon, EX10 9NL.<br>Single storey side extension, garage conversion, addition of cladding and associated works. |
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**DO NOT SUPPORT**

Members considered that the proposals would result in overdevelopment of the site and have an adverse impact on neighbouring dwellings by reason of size and mass. The design was also considered not in keeping with the character of the area and surrounding properties. It was therefore contrary to Policy 6 of the Sid Valley Neighbourhood Plan (Extensions) and Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness)

The Town Council had received a letter of objection from the resident of a neighbouring property.

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| <b>82</b> | 25/1435/VAR<br>Salcombe Regis<br>Ward | Mr & Mrs<br>Priestley | Magnolia Lodge, Southway, Sidmouth, Devon, EX10 8JL.<br>Variation of condition 2 (approved plans) planning permission 24/1506/FUL (Construction of garden annex) proposed reduction in building size. |
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**NO OBJECTIONS**

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| <b>83</b> | 25/1303/FUL<br>Sidbury Ward | Mr M Coman | Sand, Sidbury, Sidmouth, EX10 0QN.<br>Works of repair and alteration to Sand to permit its flexible use as a single dwelling and/or a two bedroom holiday let, function venue, two B&B rooms alongside family accommodation, including conversion of an attached barn to a kitchen-living room requiring the provision of an opening in the north east elevation and three rooflights. |
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**NO OBJECTIONS:** Subject to the views of the Conservation Officer.



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| <b>84</b> | 25/1304/LBC<br>Sidbury Ward | Mr M Coman | <p>Sand, Sidbury, Sidmouth, EX10 0QN.</p> <p>Works of repair and alteration to Sand to permit its flexible use as a single dwelling and/or a two bedroom holiday let, function venue, two B&amp;B rooms alongside family accommodation, including conversion of an attached barn to a kitchen-living room requiring the provision of an opening in the north east elevation and three rooflights.</p> |
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**NO OBJECTIONS:** Subject to the views of the Conservation Officer.

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| <b>85</b> | 25/1491/FUL<br>Sidford Ward | Mr K Willsher | <p>17 Lower Brook Meadow, Sidford, Devon, EX10 9PS.</p> <p>Proposed retaining wall and parking area.</p> |
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**NO OBJECTIONS**

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| <b>86</b> | 25/1422/FUL<br>South Ward | Mr & Mrs<br>Kirk | <p>2 Sidlands, Sidmouth, Devon, EX10 8UE.</p> <p>Increase in roof pitch, addition of dormers to the South elevation, roof lights on the North elevation and addition of cladding.</p> |
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**OBJECT**

Members considered that the proposals were not in keeping with the character of the area and the design of surrounding properties. They were therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness)

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| <b>87</b> | 25/1307/LBC<br>South Ward | Mr Robert<br>Morris | <p>10 Fortfield Terrace, Sidmouth, Devon, EX10 8NT.</p> <p>Remove section of internal wall between main hall and storage area; storage floor levels lowered; existing timber steps removed and install new timber steps.</p> |
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**NO OBJECTIONS:** Subject to the views of the Conservation Officer.

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| <b>88</b> | 25/1570/FUL<br>South Ward | Lin Wallwork | <p>11 Cranford, Sidmouth, Devon, EX10 8UT.</p> <p>Single storey side extension.</p> |
|-----------|---------------------------|--------------|---|

**DO NOT SUPPORT**

Members considered the design including the orientation of the roof to be incongruous and not in keeping with the character of the surrounding properties. It was therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness)

<b>89</b>	25/0810/FUL South Ward	Cllr Mike Goodman	Church Cottage, Church Lane, Sidmouth, EX10 8LG. The retention of fencing, and proposed erection of picket fence.
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## NO OBJECTIONS

## 90 Trees in Conservation Areas

## 91 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

<b>a)</b>	25/1405/TRE North Ward	Mr Julian Hofmann	98 Woolbrook Road, Sidmouth, Devon, EX10 9XD. Ginkgo Biloba: restore the tree to a conical shape, lopping approximately 6-8m of upward regrowth. Thinning out of branch clutter and deadwood within the crown, along with a canopy reduction of 20-25% of the current crown mass, creating a balanced and natural appearance.
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**SPLIT DECISION** (a part of the application has been refused and a part approved).

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions:

Approved Tree Works Specification: Ginkgo biloba

i) Crown reduction by removing up to 2 metres from the overall height of the tree, retaining a tree with a final height of approximately 15 metres.

ii) Crown reduction by removing up to 1.5 metres from the tree's radial spread, retaining a crown spread of approximately:

- North: 3.5m
- East: 4.5m
- South: 3.0m
- West: 4.5m

The Council hereby **REFUSES** permission to carry out work described below for the following reasons:

Ginkgo Biloba: restore the tree to a conical shape, lopping approximately 6-8m of upward regrowth. Thinning out of branch clutter and deadwood within the crown, along with a canopy reduction of 20-25% of the current crown mass, creating a balanced and natural appearance.

The tree makes a significant contribution to the amenity and character of the area. The proposed works would substantially and detrimentally alter the tree's form, resulting in large, unsympathetic topping cuts and likely leading to dense, unsightly regrowth.

The proposed thinning and crown reduction of up to 25% is too vague in scope and, when combined with the proposed height reduction, would be harmful to the tree's long-term physiological condition. These works would negatively impact both the health and visual amenity of the tree. Lesser, more sympathetic works have been approved, which would allow for appropriate management of the tree while preserving its contribution to the local landscape.

b)	25/1298/TRE	Sidmouth	Council Offices, Knowle, Sidmouth, Devon, EX10 8HL.
	South Ward	Town Council	1972, Red Oak : reduce two of the longest branches at the end of secondary, lowest, primary branch , to east, by 2-3m, making pruning cuts up to 50mm in diameter. 1980, Atlas Cedar : reduce to standing dead stem at 8-10m. 1974, Lime : crown reduction, reducing height by 5-6m and lateral spread by 3m, making.

**SPLIT DECISION** (a part of the application has been refused and a part approved as recommended by Arboriculturally Officers).

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions:

1972, Red Oak: reduce two of the longest branches at the end of secondary, lowest, primary branch , to east, by 2-3m, making pruning cuts up to 50mm in diameter.

1980, Atlas Cedar: reduce to standing dead stem at 8-10m.

1974, Lime: crown reduction, reducing height by 5-6m and lateral spread by 3m, making pruning cuts 50-100mm (thinning, to longer branches, diameter cuts of up to 175mm).

T111, Oak, T222: Crown lift to provide up to 2.5m crown clearance over the footpath. Pruning cuts shall not exceed 65mm in diameter.

T222, Copper Beech: Crown lift to provide up to 2.5m clearance over the footpath. Pruning cuts shall not exceed 65mm in diameter.

T333 and T444, Persian ironwood: Crown lift to provide up to 2.5m clearance over the footpath. Pruning cuts shall not exceed 65mm in diameter.

(Reason - To maintain continuity of tree cover and compensate for the loss of amenity.)

The Council hereby **REFUSES** permission to carry out work described below for the following reasons:

T111, Oak : prune back to trunk easterly first order branch overhanging pathway, maximum pruning cut of no more than 150mm. Above the above mentioned branch, prune back to parent branch 2nd order branch on South Easterly aspect, maximum pruning cut of no more than 100mm. Lowest second order branch growing in a North Easterly direction, cut back to parent branch, pruning cut of no more than 100mm.

T222, Copper Beech : crown raise to 2.5m on easterly aspect pruning cuts of 150mm, 100mm, 50mm and 35mm.

T333, Ironwood : crown raise on north westerly aspect, from curb edge only to the height of 2.5m.

T444, Ironwood : crown raise to 2.5m on south Easterly aspect, from curb edge over pathway only.

Reasons: The proposed works are considered excessive and lesser more appropriate works have been allowed to achieve reasonable clearance over the footpath.

**92 Appeals**

None received

**93 Unsupported decisions**

- a) 25/0169/PDR Mr Jon Chineway Farm, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.  
Sidbury Ward Simpson Change of use of an existing agricultural building to a hotel/guest house (Use Class C1)

**STC: DO NOT SUPPORT EDDC: APPROVE**

- b) 25/0396/FUL Dr Lucy 11 Sid Lane, Sidmouth, Devon, EX10 9AN.  
Salcome Regis Woodall Retrospective permission to retain front porch.  
Ward

**STC: DO NOT SUPPORT EDDC: APPROVE**

**94 Enforcement Letters**

None received.

**95 New East Devon Local Plan**

Members noted that the revised draft of the new East Devon Local Plan would be published at the end of September or beginning of October.

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**CHAIR OF THE PLANNING COMMITTEE**