



# SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE  
WOOLCOMBE LANE  
SIDMOUTH  
DEVON  
EX10 9BB

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To: All Members of the Planning Committee  
Town Clerk

30 May 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 4 June 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 14 May 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.)

- |           |                           |                      |  |
|-----------|---------------------------|----------------------|--|
| <b>9</b>  | 25/1040/LBC<br>East Ward  | Mr Graham<br>Gill    | Flat 1, Norton Garth Court, Station Road, Sidmouth, EX10 8NY.<br>Retention of 2no. window well covers timber painted with 3 glazed panes on south east and north east elevations.          |
| <b>10</b> | 25/0881/FUL<br>East Ward  | Mr Robert<br>Nichols | Trumps Court, East Street, Sidmouth, Devon, EX10 8BL.<br>Removal of front external door to be replaced with window and installation of mobility scooter charging points on East elevation. |
| <b>11</b> | 25/1010/FUL<br>North Ward | Mrs Julie Salt       | 29 Ashley Crescent, Sidmouth, Devon, EX10 9UF.<br>Proposed single storey rear extension.   |

<b>12</b>	25/1077/FUL Salcombe Regis Ward	Mrs Jan Light	Red Maples, Salcombe Hill Road, Sidmouth, EX10 8JR. The demolition of 2 existing garages and replacement double garage and relocation of utility room.
<b>13</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).
<b>14</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>15</b>	25/1108/AGR Sidbury Ward	Mr Steven Hallett	Lower Sweetcombe Farm, Sidbury, Devon, EX10 0QR. An earth bank slurry lagoon to create 5 months of winter slurry storage for existing dairy herd. The total size of the lagoon will be 0.48 hectares including the banks which will be reinstated with vegetation after construction and the erection of 1.3m high safety fence. (NOTE: This is a Prior Notification and only for the consultation of the Siting and Appearance of the proposal.)
<b>16</b>	25/1076/FUL Sidford Ward	Ms Hannah Barnard	7 Byes Lane, Sidford, EX10 9QX. Single storey extension to side and rear.
<b>17</b>	25/1074/FUL South Ward	Mr Andrew May	4 Connaught Road, Sidmouth, EX10 8TT. Removal of existing rear bay window, proposed single storey rear extension.
<b>18</b>	25/0971/LBC South Ward	Mrs An Van Hecke	Town House, Station Road, Sidmouth, EX10 8NZ. Remove existing fire surround in living room and install new limestone fire surround; remove 3 courses of brickwork; increase and install new concrete lintel and install slate hearth; increase height of opening.
<b>19</b>	25/0476/MRES West Ward	Messrs Ford (OG Holdings Retirement Benefit Scheme)	Unit 2, Alexandria Industrial Estate, Station Road, Sidmouth. Reserved matters application in respect of landscaping of Phase 1 pursuant to outline planning permission ref. 22/2063/MOUT.

## **20 Trees in Conservation Areas**

- a) 25/0935/TCA Mr Grizzelle Sharpsmead, Bickwell Valley, Sidmouth, Devon, EX10 8RF.  
South Ward  
T1- Dying Leyland cypress - fell to as near ground level as possible.  
T2- Lawson cypress on boundary - fell to as near ground level as possible. T3- Lawson cypress next to drive - crown lift to approximately 3m. Lightly trim sides. (DR)

## **21 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/0890/TRE Denise Potter Belvedere Court, Hillside Road, Sidmouth, EX10 8FD.  
Salcombe Regis Ward  
G1: x3 sycamore - fell; Sweet chestnut stump - cut to ground level. (DR)
- b) 25/1118/TRE Amanda 48 Sidford Road, Sidmouth, Devon, EX10 9LP.  
Sidford Ward Green  
T1, Atlas Cedar : reduce width and height by 1.5m, maximum pruning cuts of no more than 60mm.
- c) 25/0906/TRE Mr Allen 8 Sidmount Gardens, Sidmouth, EX10 8XQ.  
South Ward  
T1, Cupressus Arizonica : fell. Reason poor asymmetric form due to shading by other trees. T2, Mimosa : fell. Reason thin dying crown. G1, Douglas Firs : fell small, dead and suppressed trees amongst the larger trees. Reason small suppressed or dead trees due to shading out. (DR)

## **22 Notification of a new Tree Preservation order**

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

## **24 Unsupported decisions**

None received at the time of the publication of agenda.

## **25 Appeals**

None received at the time of the publication of agenda.

## **26 Enforcement Letters**

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

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

To receive an update

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

Wed 11 June Tourism & Economy Committee

Wed 25 June Planning Committee

Mon 07 July Council

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Wednesday 14 May 2025 at 10.00am**

Councillors present: Kelvin Dent (Chair)  
Rachel Perram (Vice Chair)  
Jo Dodds  
Chris Lockyear  
John Loudoun  
Hilary Nelson  
John Nicholson

Apologies: Cllr Edward Willis Fleming

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.15 am

**1 Declarations of Interest**

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Ian Barlow	All applications	Personal	Remained in the meeting but did not vote.	Member of EDDC Planning Committee
Cllr John Loudon	24/2706/FUL Sidbury Ward	Personal	Remained in the meeting and did vote.	Acquainted with applicant
Cllr Kelvin Dent	25/0823/FUL South Ward	Personal	Remained in the meeting and did not vote.	Acquainted with applicant.
Cllr Chris Lockyear	25/0823/FUL South Ward	Personal	Remained in the meeting and did not vote.	Friend/neighbour with applicant.
Cllr Dent	25/0841/FUL Sidbury Ward	Personal	Remained in the meeting and did not vote.	Acquainted with applicant.

**2 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.

**3 Minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 23 April 2025 were signed as a true and accurate record.

**4 Urgent items**  
None received

**5 Applications for consideration**

**RESOLVED:** 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>6</b> | 25/0925/FUL<br>East Ward | Mr Paul<br>Collier | 6 Coburg Road, Sidmouth, Devon, EX10 8NG.<br>External alterations including replacement windows and doors, removal and replacement of canopy, small rear extension and new door within alleyway. |
|----------|--------------------------|--------------------|--|

**DO NOT SUPPORT:**

Members felt that the development proposed for No 6 would compound what they considered to be an error in granting permission for a similar scheme in the adjoining property. They considered that the application contravened policy 7 Local Distinctiveness of the Sid Valley Neighbourhood Plan. Members were very disappointed that permission had been granted for the adjoining property which was out of keeping with the remainder of the terrace and the area in general.

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|----------|--------------------------|--------------------|---|
| <b>7</b> | 25/0842/FUL<br>East Ward | Sonja<br>Critchley | Cash Access UK LTD, Market Place, Sidmouth, EX10 8LS.<br>Installation of new ATM to front/west elevation. |
|----------|--------------------------|--------------------|---|

**NO OBJECTIONS**

- |          |                          |                    |   |
|----------|--------------------------|--------------------|---|
| <b>8</b> | 25/0843/ADV<br>East Ward | Sonja<br>Critchley | Cash Access UK LTD, Market Place, Sidmouth, EX10 8LS.<br>Installation of new ATM to front/west elevation. |
|----------|--------------------------|--------------------|---|

**AGREED**

- |          |                          |                     |   |
|----------|--------------------------|---------------------|---|
| <b>9</b> | 25/0872/VAR<br>East Ward | Mrs Katie<br>Harley | Flat, The Hair Studio, 61 High Street, Sidmouth, EX10 8LE.<br>Variation of condition number 2 (approved plans) on planning permission 23/1413/FUL (Installation of roof lights to rear elevation, increase in height of roof to rear wing, installation of integrated solar tiles, replacement of existing balustrade, rear access steps and porch and conversion of existing rear kitchen windows to doors) minor amendments to include: additional roof lights in the rear (lower/south facing) roof, replacement balustrade on the front/east elevation, and replacement front door & installation of door canopy. |
|----------|--------------------------|---------------------|---|

**NO OBJECTIONS:**

Members would prefer to see conservation roof lights throughout.

- |           |                                       |                   |   |
|-----------|---------------------------------------|-------------------|---|
| <b>10</b> | 25/0832/FUL<br>Salcombe Regis<br>Ward | Mr Duncan<br>Watt | Southcombe House, Salcombe Regis, Sidmouth, EX10 0JN.<br>Proposed ground-mounted Solar Array of 12 panels for domestic use. |
|-----------|---------------------------------------|-------------------|---|

**DO NOT SUPPORT:**

Members felt that the proposed development would have a detrimental effect on the surrounding designated National Landscape and Conservation area. The ground-mounted panels would be visible from public footpaths, impacting on the rural and scenic character of the area.

A roof-mounted solar array would be a far less obtrusive and more appropriate solution. Such an option would reduce the visual impact and better preserve the character of the surrounding environment.

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|-----------|-----------------------------|-----------------|---|
| <b>11</b> | 25/0841/FUL<br>Sidbury Ward | James<br>Hortop | Moorlands Farm, Mincombe Post, Sidbury, EX10 0QW.<br>Construction of two storey extension with first floor balcony, single storey attached garage and single storey garden room link. |
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**NO OBJECTIONS**

- |           |                             |           |  |
|-----------|-----------------------------|-----------|--|
| <b>12</b> | 24/2706/FUL<br>Sidbury Ward | M P Coles | Harcombe Farm, Harcombe, Sidmouth, EX10 0PR.<br>Earth lined slurry lagoon with perimeter fencing. (Amendment). |
|-----------|-----------------------------|-----------|--|

**NO OBJECTIONS**

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|-----------|---------------------------|--------------|---|
| <b>13</b> | 25/0823/FUL<br>South Ward | Ms Sian Case | Westerly, Mutersmoor Road, Sidmouth, EX10 8RH.<br>Installation of 14 solar panels across the 3 SW facing roof elevations and 4 ground mounted panels under the edge of SE facing terrace- 18 panels in total. |
|-----------|---------------------------|--------------|---|

**NO OBJECTIONS**

**14 Trees in Conservation Areas**

- |           |                           |              |  |
|-----------|---------------------------|--------------|--|
| <b>a)</b> | 25/0935/TCA<br>South Ward | Mr Grizzelle | Sharpsmead, Bickwell Valley, Sidmouth, Devon, EX10 8RF.<br>T1- Dying Leyland cypress - fell to as near ground level as possible. T2- Lawson cypress on boundary - fell to as near ground level as possible. T3- Lawson cypress next to drive - crown lift to approximately 3m. Lightly trim sides. |
|-----------|---------------------------|--------------|--|

**DEFERRED:** Awaiting the Tree Officers report

**15 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

- |           |                                       |               |  |
|-----------|---------------------------------------|---------------|--|
| <b>a)</b> | 25/0890/TRE<br>Salcombe Regis<br>Ward | Denise Potter | Belvedere Court, Hillside Road, Sidmouth, EX10 8FD.<br>G1: x3 sycamore - fell; Sweet chestnut stump - cut to ground level. |
|-----------|---------------------------------------|---------------|--|

**DEFERRED:** Awaiting the Tree Officers report

- |           |                           |          |  |
|-----------|---------------------------|----------|--|
| <b>b)</b> | 25/0906/TRE<br>South Ward | Mr Allen | 8 Sidmount Gardens, Sidmouth, EX10 8XQ.<br>T1, Cupressus Arizonica : fell. Reason poor asymmetric form due to shading by other trees. T2, Mimosa : fell. Reason thin dying |
|-----------|---------------------------|----------|--|

crown.

G1, Douglas Firs : fell small, dead and suppressed trees amongst the larger trees. Reason small suppressed or dead trees due to shading out.

**DEFERRED:** Awaiting the Tree Officers report

**16 Appeals**

None received

**17 Unsupported decisions**

- |           |                                       |                            |   |
|-----------|---------------------------------------|----------------------------|---|
| <b>a)</b> | 24/2174/VAR<br>Salcombe Regis<br>Ward | Mr Gary<br>Burns           | Salcombe Regis Camping And Caravan Park, Salcombe Regis,<br>Sidmouth, EX10 0JH<br>Application to vary condition no.2 of permission 88/P1063 to<br>allow all year round holiday use.<br><b>STC DO NOT SUPPORT    EDDC APPROVED</b> |
| <b>b)</b> | 24/1214/FUL<br>East Ward              | Mrs Victoria<br>Muse-Jones | 104 & 106 High Street, Sidmouth, EX10 8EF.<br>Renovation of existing first floor dormers including replacement<br>of windows (retrospective).<br><b>STC NO OBJECTIONS    EDDC REFUSED</b>   |
| <b>c)</b> | 24/1754/FUL<br>Salcombe Regis<br>Ward | Chris Shrubb               | Strathallan, Sid Lane, Sidmouth, EX10 9AW.<br>Proposed two storey extension on the North elevation, removal<br>of conservatory and adjustments to roof.<br><b>STC NO OBJECTIONS    EDDC APPROVED</b>                              |

**18 Enforcement Letters**

None received

**19 New East Devon Local Plan**

A second Regulation 19 consultation is proposed to be held in the Autumn which will include matters omitted from the first consultation and include issues arising from it.

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**CHAIR OF THE PLANNING COMMITTEE**



