



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
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DEVON
EX10 9BB

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To: All Members of the Planning Committee
Town Clerk

28 October 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 5 November 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 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

AGENDA

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 15 October 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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| 9 | 25/2017/FUL
East Ward | Mr Matthew
Barrett
(Sidmouth
Rugby Club) | Sidmouth Rugby Club, Heydons Lane, Sidmouth, Devon, EX10 8NJ.
Erection of 8 no. floodlighting lighting columns with 8 no.
luminaires to existing rugby pitch following removal of 3 no. lighting
columns. |
| 10 | 25/2030/LBC
East Ward | Mr Ian
Downie | 7 Cambridge Terrace, Salcombe Road, Sidmouth, EX10 8PL.
Replace existing gate and railings in front garden; repair roof front
and rear elevation; front elevation: replace front door; replace
veranda at first floor front elevation; replace render; replace
decorative fascias and gutters; replace downpipes and guttering.
Rear elevation: replace render; replace kitchen door; replace and |

rationalise rainwater goods and soil pipe. Windows: Ground floor windows front and rear W2 repair, W3 repair/replace W5, W6, W7 and W8 replace. 4no. windows at ground rear elevation are to be replaced and openings altered. First floor windows front and rear - W1, W2, W3 and W4 repair and W5 repair/replace. Second floor widows front and rear W6, W7 and W8 repair. First floor: Combine WC and bathroom on first floor to create a single bathroom. Second floor: formation of new WC; repair spine wall & remove cupboard. Ground floor: install new steps from kitchen to utility; remove wall nib in kitchen; investigate damp in rear utility wall; uncover boarded up fireplace

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| 11 | 25/1950/FUL
Salcombe Regis | Mr Mervyn
Pawsey | Trow Cottage, Salcombe Regis, Sidmouth, EX10 0PA.
Two storey rear extension and dormer window. |
| 12 | 25/1829/MFUL
Salcombe Regis | Mr Viv Evans | Brownlands, Sid Road, Sidmouth, EX10 9AG.
Conversion of dwellinghouse into 8no. self-contained dwellings. |
| 13 | 25/2129/VAR
Sidbury Ward | Mr & Mrs
Hedley | Springfield Farm, Sidbury, Devon, EX10 0QJ.
Variation of condition no.2 (approved plans) on Planning Permission 25/1002/FUL (Demolition of the existing single-storey side extension and erection of a replacement single-storey side extension incorporating 1no. Velux rooflight; demolition of the existing lean-to single-storey rear extension; installation of new windows and doors to the north-west and north-east elevations; and installation of a new boiler flue) Changes to fenestration, construction of single storey rear extension replacing demolished utility, and link to outbuilding. |
| 14 | 25/2130/VAR
Sidbury Ward | Mr & Mrs
Hedley | Springfield Farm, Sidbury, Devon, EX10 0QJ.
Variation of condition no. 2 (approved plans) on Listed Building Consent

25/1003/LBC (Demolition of the existing single-storey side extension and lean-to rear extension; erection of a new single-storey side extension with 1no. Velux rooflight; insertion of 1no. Velux rooflight within the south-east roof plane above the en-suite; installation of new windows and doors to the north west and north-east elevations; internal alterations to the existing building; and installation of a new boiler flue) Changes to fenestration, construction of single storey rear extension replacing demolished utility, and link to outbuilding. Changes to internal openings and new partition wall. |
| 15 | 25/1914/LBC
Sidbury Ward | Mr Peter
Legowski | Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth, EX10 0RZ.
Construction of a single storey kitchen extension on south east elevation. |

16	25/2065/FUL Sidford Ward	Mrs Annette Witheridge	The Salty Monk, Church Street, Sidford, Sidmouth, EX10 9QP. Change of use of guest house (use class C1 hotels) to form single independent dwellinghouse (use class C3 dwellinghouses).
17	25/1628/FUL South Ward	Mr & Mrs Morgan	Meadow Lea, Boughmore Road, Sidmouth, Devon, EX10 8SH. Demolition of existing garage, Construction of a 4 bed detached dwelling with garage, parking and associated infrastructure.
18	25/1742/FUL South Ward	Patrick Murphy	Silver Howe, Boughmore Road, Sidmouth, Devon, EX10 8SH. Construction of a detached carport; alterations to fenestration and replacement windows on main dwelling; widening of access and replacement wrought Iron gates to match the existing.
19	25/2086/FUL South Ward	Mr & Mrs Kirk	2 Sidlands, Sidmouth, Devon, EX10 8UE. Increase in roof pitch, addition of dormers to the South elevation, roof lights and dormer window on the North elevation and addition of cladding.
20	25/1976/FUL South ward	Dr Gavin Ansell	2 Convent Fields, Sidmouth, Devon, EX10 8QR. Installation of a gate to provide pedestrian access from rear garden, through hedge, to adjacent footpath on Convent Road.
21	25/2068/FUL West Ward	Mr Dom Narey	17 Balfours, Sidmouth, EX10 9EF. Proposed single storey side extension, construction of ramp and balustraded steps to the rear and addition of cladding and render.
22	25/2084/FUL West Ward	Rob and Judy Heathcock	Tree Tops, 5 Ridgeway Mead, Sidmouth, Devon, EX10 9DT. Reconstruction of garage, utility area and rear sunroom, addition of front porch.

23 Trees in Conservation Areas

None received at the time of the publication of agenda.

24 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

a)	25/1888/TRE Primley Ward	78 Primley Road, Sidmouth, Devon, EX10 9LB. T16: Monterey Cypress - remove low hanging branches on south west side. Trim new growth 2-3m as necessary along eastern fringe, south-east to north of tree. (DR)
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25 Notification of a new Tree Preservation order

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

27 Unsupported decisions

a)	25/1570/FUL South Ward	Lin Wallwork 11 Cranford, Sidmouth, Devon, EX10 8UT. Single storey side extension.
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STC: DO NOT SUPPORT EDDC: APPROVED

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| b) | 25/1486/FUL
Primley Ward | Mr Fionn
Wardrop | <p>35 Newlands Road, Sidmouth, Devon, EX10 9NL.
Single storey side extension, garage conversion, addition of cladding and associated works.</p> <p>STC: DO NOT SUPPORT EDDC: APPROVED</p> |
| c) | 25/0675/FUL
South Ward | Mr N Hillier | <p>Sidmouth Garage, Connaught Road, Sidmouth, EX10 8TT.
Conversion of existing building to ground floor flat. Demolition of workshops to be replaced with new dwelling and staircase to existing first floor flat.</p> <p>STC: NO OBJECTIONS EDDC: REFUSED
APPEAL LODGED</p> |
| d) | 25/1076/FUL
Sidford Ward | Ms Hannah
Barnard | <p>7 Byes Lane, Sidford, EX10 9QX.
Single storey extension to side and rear.</p> <p>STC: NO OBJECTIONS EDDC: APPROVED</p> |
| e) | 25/1003/LBC
Sidbury Ward | Mr & Mrs
Hedley | <p>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.</p> <p>STC: DO NOT SUPPORT EDDC: APPROVED</p> |

28 Appeals

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| a) Appeal Ref:
APP/U1105/W/2
5/3369422 | Mr Gary
Burns | <p>Salcombe Regis Camping and Caravan Park, Salcombe Regis, Sidmouth EX10 0JH.</p> <p>Decision: 1. The appeal is allowed and the planning permission Ref 24/2174/VAR for retention of caravans during 4 winter months on existing bases at Salcombe Regis Camping and Caravan Park, Salcombe Regis, Sidmouth EX10 0JH granted on 7 April 2025 by East Devon District Council, is varied by deleting condition 2 and substituting for it the following condition:</p> <p>2) The units of accommodation hereby approved:
Shall be occupied for holiday purposes only; Shall not be occupied as a person's sole, or main place of residence; and the owners/operators of Salcombe Regis Camping and Caravan Park shall maintain an up-to-date register of the names of all owners/occupiers of individual static caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.</p> |
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b) Appeal Ref: Mr S Conway Land South of Hillside, Salcombe Regis.
APP/U1105/W/2 Decision:1. The appeal is dismissed.
5/3365290

29 Enforcement Letters

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

30 New East Devon Local Plan;

To receive any update if necessary.

Forthcoming Council and Working Group meetings:

Wed 26 November Planning Committee
Mon 1 December Council
Mon 8 December Environment Committee
Wed 10 December Tourism & Economy Committee

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 15 October 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
Jo Dodds
John Loudoun
Hilary Nelson (acting Vice Chair)
John Nicholson

Apologies: Chris Lockyear
Rachel Perram
Edward Willis Fleming

Also present : Cllr Ian Barlow
Town Clerk

The meeting started at 10.00 am and finished at 11.15 am

136 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Lucy Whittaker (Planning Clerk)	25/1992/FUL East Ward	Personal	Remained in the Chamber.	Neighbour of applicant

137 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.

138 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 24 September 2025 were agreed and signed as a true and accurate record.

139 Urgent items

- a) 25/1898/TCA Myrtle Lodge, Millford Road, Sidmouth, Devon, EX10 8DP.
Salcombe Regis T1, Bay Tree: reduce height by 7-8m and shape.
Ward
NOTED

140 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 with minute 230 of Council, 19 April 2021 and with schedule 16 of the Local Government Act 1972.

141	25/1992/FUL East Ward	The Co-operative Group	80 High Street, Sidmouth, Devon, EX10 8EQ. New steel security door to replace existing; new plant to rear to replace existing; new LED lighting to replace existing; new ventilation; block up existing doors to rear.
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DEFERRED:

Members deferred the application and requested that an Environmental Health survey be undertaken to assess potential noise pollution arising from the proposed works. They questioned the necessity of operating the air conditioning system between 7:00 a.m. and 11:00 p.m., expressing concern about the noise impact on neighbouring properties located in close proximity to the units.

142	25/1987/FUL East Ward	Mr P And Mrs D Palfrey	Plot Mentone, Lennox Avenue, Sidmouth. 2 storey dwelling house and garage.
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NO OBJECTIONS

143	25/1899/VAR East Ward	Mr P And Mrs D Palfrey	Plot Mentone, Lennox Avenue, Sidmouth. Variation of condition 2 (approved plans) of planning permission 22/2321/FUL (Proposed 2 storey dwelling house and garage adjacent to Mentone) to amend the design to include alterations to doors and windows, enlargement of utility room, installation of air source heat pump and additional solar panels and provision of additional grasscrete parking space.
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WITHDRAWN

144	25/1448/TEC East Ward	Mr Jason Drane	Blackmore Health Centre, Blackmore Drive, Sidmouth, EX10 8ET. Technical details consent for PIP application 24/0125/PIP approved on 21/03/24 for 'Permission in principle for change of use of the former Sidmouth Health Centre to provide up to 9 no. residential units (Use Class C3) and other associated works.
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DO NOT SUPPORT

Members resolved not to support the application as it did not conform to the parameters of the approved PIP and was considered contrary to the Sid Valley Neighbourhood Plan.

a) Policy 2 – Protection of Key Views: Members noted that the proposed addition of a second floor would significantly impact the protected view from Blackmore Gardens westwards towards Mutters Moor. The PIP delegated report and Conservation consultation both specified that there would be no alterations to the external structure of the existing building. Members also expressed concern that the additional floor would result in a loss of light within Blackmore Gardens and May Terrace.

b) Housing Mix and Affordability: The PIP consent permitted nine units across the ground and first floors, comprising fourteen bedrooms (5 x 2-bedroom units and 4 x 1-bedroom units). However, the current Technical Details Consent application proposed 3-bedroom units, representing a substantial deviation from the approved housing mix. Members expressed concern that the proposed larger dwellings would not meet the identified local housing need, as outlined in the recent Sidmouth Housing Needs Survey, which highlighted an increasing demand for smaller, more affordable 1-bedroom homes.

c) Members also expressed concern that the proposed development could place additional pressure on the nearby trees and their root systems.

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| 145 | 25/1923/FUL
Salcombe Regis | Mr & Mrs
Rider | Glewstone Lodge, Salcombe Hill Road, Sidmouth, Devon, EX10 8JR.

Demolition of existing dwelling and outbuildings, and construction of replacement dwelling, detached garage, and associated landscape works. |
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NO OBJECTIONS

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| 146 | 25/0607/FUL
Sidbury Ward | Kate
Windjammer
Properties
Ltd | Old Steam Laundry, Laundry Lane, Sidford.

Retrospective change of use of land, construction of gravelled hard standing and proposed construction of storage building. |
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NO OBJECTIONS

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| 147 | 25/1926/LBC
Sidbury Ward | Mr R Mansell | 73 Chapel Street, Sidbury, Devon, EX10 0RQ.

Proposed conversion of outbuilding on rear elevation. |
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

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| 148 | 25/1925/FUL
Sidbury Ward | Mr R Mansell | 73 Chapel Street, Sidbury, Devon, EX10 0RQ.

Proposed conversion of outbuilding on rear elevation. |
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NO OBJECTIONS

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| 149 | 25/1508/LBC
South Ward | Rachel
Watkins | 9 Fortfield Terrace, Sidmouth, Devon, EX10 8NT.

Various internal and external works: replace rainwater good where necessary; external render repair; works to internal walls and ceilings; replace screen and roof on balcony on south elevation; re-place roofing and roof works where necessary; replace fascias and repairs to windows on and off site. |
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

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| 150 | 25/1949/FUL
South Ward | Alan Aspray | Flat 2 Glenthorne, Convent Road, Sidmouth, EX10 8RL.

Erect a garden room in the garden at the side of the property. |
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NO OBJECTIONS

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| 151 | Trees in Conservation Areas
None received |
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| 152 | Tree Preservation Orders
Applications relating to Trees protected by a Tree Preservation Order.
None received |
|------------|--|

- | | |
|------------|---------------------------------|
| 153 | Appeals
None received |
|------------|---------------------------------|

- 154 Unsupported decisions**
None received
- 155 Enforcement Letters**
None received.
- 156 New East Devon Local Plan**
Nothing further to update.

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CHAIR OF THE PLANNING COMMITTEE