



# 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

5 March 2026

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 11 March 2026 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', written over a 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 to sign as a true and accurate record, the Minutes of the Planning Committee meeting of 18 February 2026.

## 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.)

- |    |                          |                    |  |
|----|--------------------------|--------------------|--|
| 9  | 26/0118/FUL<br>East Ward | Mrs Susan<br>Lee   | Flat, Lloyds Bank House, Church Lane, Sidmouth, EX10 8LF.<br>Change of use from Use Class E (Commercial, Business and Service)<br>to form part of an existing dwelling.  |
| 10 | 26/0295/LBC<br>East Ward | Mr Tony<br>Hillier | 4 Counters Court, Mill Street, Sidmouth, Devon, EX10 8DW.<br>Retention of paint work on south, west and north elevations; all<br>render painted white; gutters, fascias, downpipes, timber windows<br>and lower stone plinth painted ball green. |

<b>11</b>	25/2656/FUL North Ward	Harriet Steptoe	23 Blackthorn Close, Sidmouth, Devon, EX10 9XR. Construction of a two storey side and rear extension.
<b>12</b>	26/0190/FUL North Ward	Mr Julian Hofmann	98 Woolbrook Road, Sidmouth, EX10 9XD. Retrospective planning permission for 30m of timber boundary raised fencing to the north and south elevation.
<b>13</b>	26/0361/FUL Primley Ward	Carol Mussell	Briarleigh, Yardelands Close, Sidmouth, EX10 9LL. Single storey flat roof garden room to the east elevation.
<b>14</b>	26/0265/FUL Salcombe Regis Ward	Sue Green & Geoff Mullet	Manataka, Redwood Road, Sidmouth, EX10 9AD. Demolish existing conservatory, construct new garden room and terrace to the south elevation.
<b>15</b>	26/0263/VAR Salcombe Regis Ward	Mr & Mrs Wragg	Mulberry Cottage, Sid Lane, Sidmouth, EX10 9AW. Variation of condition number 2 (approved plans) on Planning Permission 22/2433/FUL (Installation of roof lights and dormer windows to east and west roof pitches, with solar panels to west elevation. Replacement of existing windows and doors with alterations to fenestration.) Proposal to install roof lights in lieu of the previously proposed roof dormers.
<b>16</b>	26/0237/VAR Salcombe Regis Ward	Mr & Mrs Rider	Glewstone Lodge, Salcombe Hill Road, Sidmouth, EX10 8JR. Variation of condition numbers 1 and 4 (approved plans and window restrictions) on planning permission 25/1923/FUL (demolition of existing dwelling and outbuildings, and construction of replacement dwelling, detached garage, and associated landscape works); proposal for new location of the proposed detached garage, and addition of openable casement windows to the first floor side facing bathroom windows.
<b>17</b>	26/0021/LBC South Ward	Dr Glen Harper	Flat 2, Fairlawn, Elysian Fields, Sidmouth, EX10 8UH. Partial removal of internal stud wall between kitchen and dining area.
<b>18</b>	26/0250/LBC West Ward	Mr & Mrs Trivett	2 Stowford Court. Stowford, Sidmouth, EX10 0NA. Conversion of stable block and adjoining shed to provide ancillary accommodation and associated works.
<b>19</b>	26/0249/FUL West Ward	Mr & Mrs Trivett	2 Stowford Court. Stowford, Sidmouth, EX10 0NA. Conversion of stable block and adjoining shed to provide ancillary accommodation and associated works.

## 20 Trees in Conservation Areas

- a) 26/0158/TCA  
East Ward  
Flat 1, Norton Garth Court, Station Road, Sidmouth, EX10 8NY  
T1, Black Pine : reduce branch that has approximately 56cm long crack, maximum reduction of 1.5m, maximum diameter of cuts (MDC) less than 50mm diameter, via thinning to suitable growth points to lessen end loads; removal of branch with approximately 45cm long crack; thinning of lateral branch foliar areas by 10%, MDC less than 50mm. (DR)
- b) 26/0115/TCA  
South Ward  
Silverdale, Bickwell Valley, Sidmouth, Devon, EX10 8SG.  
TP1, Magnolia : dying tree - remove. TP2, Small willow : rotten trunk - remove. TP3, Cotoneaster : storm damage - failed due to rotten trunk - remove. TP4, Unknown : dead - remove. TP5, Beech : 4m crown raise, including reduction of south southwest lower aspect by no more 3m in length. Max dia. cut 75mm, to allow light to Walnut (amended).

## 21 Tree preservation Orders

- a) 26/0232/TRE      Mr Paul  
South Ward      Satterly  
29 Witheby, Sidmouth, Devon, EX10 8SR.  
T1: Monterey Cypress - crown clean to remove any dead branches overhanging the road and remove any dieback from the main crown. (DR)
- b) 26/0314/TRE  
South Ward  
Oakdene, Knowle Drive, Sidmouth, Devon, EX10 8HN.  
Oak : overall crown reduction of approximately 15-20% of the foliar area, via removal of branch ends of up to 2.5 metres, target pruning cuts of up to, but not exceeding 50mm diameter; the reduction would see a finished height of 16.5m (reduced from 18.5m) and crown spread of 10m (reduced from 12.5m); crown lift to give a 5m clearance from ground level via removal/pruning of second and third order branches; target pruning cuts of up to 60mm diameter.(DR)

## 22 Notification of a new Tree Preservation order

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

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

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

## 24 Unsupported decisions

- a) 25/0925/FUL Mr Paul 6 Coburg Road, Sidmouth, Devon, EX10 8NG.  
East Ward Collier External alterations including replacement windows and doors, removal and replacement of canopy, small rear extension and new door within alleyway.

**STC: DO NOT SUPPORT EDDC: APPROVED**

- b) 25/1603/VAR & Chris Shrubbs Strathallan, Sid Lane, Sidmouth, Devon, EX10 9AW.  
25/2559/VAR Variation of condition 1 (approved plans) on planning permission  
Salcombe Regis 24/1754/FUL (Two storey extensions to the North and South  
Ward elevations and the addition of a porch) proposed changes in fenestration, to the porch canopy and gable on north elevation.

**STC: DO NOT SUPPORT EDDC: APPROVED**

- c) 25/1742/FUL Patrick Silver Howe, Boughmore Road, Sidmouth, Devon, EX10 8SH.  
South Ward Murphy Construction of a carport with hobby room above; alterations to fenestration on main dwelling and widening of access.

**STC: DO NOT SUPPORT EDDC: APPROVED**

## 25 Appeals

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

## 26 Enforcement Letters

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

## 27 New East Devon Local Plan;

To receive any update if necessary.

### Forthcoming Council and Committee meetings:

Monday 16 March: Environment Committee

Wednesday 25 March: Tourism and Economy

Wednesday 1 April: Planning Committee Meeting

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Wednesday 18 February 2026 at 10.00am**

Councillors present: Kelvin Dent (Chair)  
Jo Dodds  
John Loudoun  
Rachel Perram  
John Nicholson

Apologies: Chris Lockyear  
Hilary Nelson

Also present : Cllr Ian Barlow

The meeting started at 10.00 am and finished at 10.30 am

**272 Declarations of Interest**

None submitted

**273 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.

**274 Minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 28 January 2026 were agreed and signed as a true and accurate record.

**275 Urgent items**

None received

**276 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 with schedule 16 of the Local Government Act 1972.

<b>277</b>	26/0143/FUL	Mr Marc	Canterbury House, Salcombe Road, Sidmouth, EX10 8PR.
	Salcombe Regis	Newson	Retrospective householder planning application for roof
	Ward		replacement.

**RESOLVED: NO OBJECTIONS**

**278** 26/0144/FUL Mr John Springfield Farm, Sidbury, Sidmouth, EX10 0QJ.  
Sidbury Ward Northover Conversion of existing agricultural barn to provide a single dwelling house with associated parking.

**RESOLVED:** DID NOT SUPPORT

Members maintained the same opinion as for the previous application (24/2249/FUL)

The barn was considered dilapidated and unlikely to be capable of conversion without substantial extension, alteration, or reconstruction. The proposal was viewed as tantamount to a new dwelling in an unsustainable location within the National Landscape. Members agreed with the Planning Authority's reasons for refusal.

**279** 26/0192/LBC Pauline Sidford Farm, School Street, Sidford, EX10 9PF.  
Sidford Ward Elliott Retention of a lift void in the floor and installation of a new lift.

**RESOLVED:** NO OBJECTIONS subject to the views of the Conservation Officer

**280** 25/2619/CPE Mr Nigel Flat 1, Keble House, Connaught Road, Sidmouth, EX10 8TT.  
South Ward Hillier Certificate of Existing Lawfulness for the continued use of the front ground floor area as an office.

**RESOLVED:** NOTED. Members were aware that the reception area had been used as an office for at least 15 years.

**281** 25/2579/FUL Ms Tania Springfield, Cheese Lane, Sidmouth, Devon, EX10 8RA.  
South Ward Puddicombe Extension to rear elevation to replace existing timber frame extension. Previously approved under 20/2429/FUL, lapsed.

**RESOLVED:** NO OBJECTIONS

**282 Trees in Conservation Areas**

**a)** 26/0158/TCA Flat 1, Norton Garth Court, Station Road, Sidmouth, EX10 8NY  
East Ward T1, Black Pine : reduce branch that has approximately 56cm long crack, maximum reduction of 1.5m, maximum diameter of cuts (MDC) less than 50mm diameter, via thinning to suitable growth points to lessen end loads; removal of branch with approximately 45cm long crack; thinning of lateral branch foliar areas by 10%, MDC less than 50mm.

**DEFERRED:** Awaiting Officer's Report

## 283 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/2602/TRE 14 Baker Close, Sidmouth, EX10 9YJ.  
North Ward T1, Ash: Crown reduction by pruning back the most dominant branches by approximately 3 metres, to create a more compact and balanced crown, as indicated within the email and annotated image dated 26/01/2026. (DR)

**AGREED:** As recommended by the Arboricultural Officer.

- b) 26/0232/TRE Mr Paul 29 Witheby, Sidmouth, Devon, EX10 8SR.  
South Ward Satterly T1: Monterey Cypress - crown clean to remove any dead branches overhanging the road and remove any dieback from the main crown.

**DEFERRED:** Awaiting Officer's Report

## 284 Notification of a new Tree Preservation order

None received

## 285 Appeals

- a) Appeal Ref: 25/1422/FUL 2 Sidlands, Sidmouth, Devon, EX10 8UE.  
6001019 The development proposed is increase in roof pitch, addition of dormers to the south elevation, roof lights on the north elevation and addition of cladding.  
**The appeal is dismissed.**
- b) Appeal A Ref: 25/2085/TRE 6 Lower Wheathill, Sidmouth, Devon, EX10 9UA.  
APP/TPO/U1105/11019 The work proposed is T2 Monterey pine: fell and undertake replacement planting scheme.  
**The appeal is allowed** and consent is granted for the felling of T2 Monterey pine.
- c) Appeal B Ref: 25/1834/FUL 6 Lower Wheathill, Sidmouth, Devon, EX10 9UA.  
6003191 **The appeal is allowed** and planning permission is granted for two storey extension to north east elevation and two storey extension to north west as permitted Ref. 25/0479/FUL with the addition of a single storey link and garage extension, including the felling of Monterey Pine tree and planting of eight trees and a native hedgerow.

**286 Unsupported decisions**

None received.

**287 Enforcement Letters**

None received.

**288 New East Devon Local Plan**

There was no update for the New East Devon Local Plan.

.....  
**CHAIR OF THE PLANNING COMMITTEE**