



SIDMOUTH TOWN COUNCIL

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EX10 9BB

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To: All Members of the Planning Committee
Town Clerk

6 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 13 August 2025 at 2.00pm**

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

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 16 July 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 | 25/1361/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. |
| 10 | 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 window. |

11	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.
12	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).
13	25/0442/FUL East Ward	Mr Tiku Patidar	Yrgolf Ltd, Dove Lane, Sidmouth, EX10 8AN. Proposed roof mounted air-conditioning condenser units and photovoltaic panels. Proposed reuse of existing openings for mechanical ventilation.
14	25/1486/FUL Primley Ward	Mr Fionn Wardrop	35 Newlands Road, Sidmouth, Devon, EX10 9NL. Single storey side extension, garage conversion, addition of cladding and associated works.
15	25/1435/VAR Salcombe Regis Ward	Mr & Mrs Priestley	Magnolia Lodge, Southway, Sidmouth, Devon, EX10 8JL. Variation of condition 2 (approved plans) planning permission 24/1506/FUL (Construction of garden annex) proposed reduction in building size.
16	25/1303/FUL Sidbury Ward	Mr M Coman	Sand, Sidbury, Sidmouth, EX10 0QN. 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.
17	25/1304/LBC Sidbury Ward	Mr M Coman	Sand, Sidbury, Sidmouth, EX10 0QN. 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.
18	25/1491/FUL Sidford Ward	Mr K Willsher	17 Lower Brook Meadow, Sidford, Devon, EX10 9PS. Proposed retaining wall and parking area.
19	25/1422/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 on the North elevation and addition of cladding.

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| 20 | 25/1307/LBC
South Ward | Mr Robert
Morris | 10 Fortfield Terrace, Sidmouth, Devon, EX10 8NT.
Remove section of internal wall between main hall and storage area; storage floor levels lowered; existing timber steps removed and install new timber steps. |
| 21 | 25/1570/FUL
South Ward | Lin Wallwork | 11 Cranford, Sidmouth, Devon, EX10 8UT.
Single storey side extension. |
| 22 | 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. |
- 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.
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|-----------|---------------------------|--------------------------|---|
| a) | 25/1405/TRE
North Ward | Mr Julian
Hofmann | 98 Woolbrook Road, Sidmouth, Devon, EX10 9XD.
Gingko 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. (DR) |
| b) | 25/1298/TRE
South Ward | Sidmouth
Town Council | Council Offices, Knowle, Sidmouth, Devon, EX10 8HL.
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. (DR) |
- 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**
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| a) | 25/0169/PDR
Sidbury Ward | Mr Jon
Simpson | Chineway Farm, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.
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
Salcome Regis
Ward | Dr Lucy
Woodall | 11 Sid Lane, Sidmouth, Devon, EX10 9AN.
Retrospective permission to retain front porch. | STC: DO NOT SUPPORT EDDC: APPROVE |
- 28 Appeals**
None received at the time of the publication of agenda.

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:

Mon 1 September Council

Wed 3 September Planning Committee

Wed 10 September Tourism and Economy

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 16 July 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)
Chris Lockyear
John Loudoun
Hilary Nelson
Edward Willis Fleming

Apologies: Cllr Jo Dodds
Cllr John Nicholson

The meeting started at 10.00 am and finished at 11.30 am

55 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
All Councillors	25/1298/TRE South Ward	Personal	Remained in the meeting, awaiting the Tree Officers report	Members of Sidmouth Town Council
Cllr Edward Willis Fleming	25/1339/FUL South Ward	Personal	Left the meeting for this item	Architect for the applicant
Councillor John Loudoun	25/1290/FUL South Ward	Personal	Remained in the meeting and voted	Member of the Applicant Council

56 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.

57 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 25 June 2025 were signed as a true and accurate record.

58 Urgent items

None received

59 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.

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| 60 | 25/1423/FUL
Salcombe Regis
Ward | Mr & Mrs
Webb | Langton, Salcombe Hill Road, Sidmouth, EX10 8JR.
Demolition of small single storey extension and construction of a new larger single-storey rear extension and replacement of 2 existing detached garages. |
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NO OBJECTIONS

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|-----------|-----------------------------|--------------|---|
| 61 | 25/1188/LBC
Sidbury Ward | Mr R Mansell | 73 Chapel Street, Sidbury, Sidmouth, EX10 0RQ.
Various works to include: replacement of concrete floor in living room with limecrete flooring; French drain to front of property; replacement of cement render to front and rear with lime based render; replace 1 no. window on first floor rear elevation and replaster walls and ceilings in rooms as required. |
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NO OBJECTIONS: Subject to the views of the Conservation Officers.

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| 62 | 25/0607/FUL
Sidford Ward | Kate
Windjammer | 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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DEFERRED: Members required more information about the application, particularly regarding the justification for the proposal given that the building works were nearly completed, and clarification on the size of the storage building.

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| 63 | 25/1290/FUL
South Ward | Mr Simon
Allchurch
(East
Devon
District
Council) | Beach Hut Sites East End And West End (Jacobs Ladder)
The Esplanade Sidmouth Jacobs Ladder, Sidmouth - Beach Huts Replacement Scheme. |
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SUPPORT:

The principle of replacing the beach huts and welcomed the proposed pitch rooves. However, Members had a number of reservations regarding the proposed design. The porthole windows were thought to be unattractive and reminiscent of public conveniences and Members would prefer the gables to be glazed instead. Stable doors would also be preferred. With regard to colour, Members suggested light grey or duck egg blue with white framework. Other suggestions from the Committee included the use of 316-grade marine steel, in view of the coastal environment, and for the Applicant to request a 10 year guarantee.

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| 64 | 25/1339/FUL
South Ward | Mr and Mrs
Boyes | Bickwell Brook, Bickwell Valley, Sidmouth, EX10 8SQ.
Rear flat roof extension and covered area to garage. |
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NO OBJECTIONS

65 Trees in Conservation Areas

- a) 25/1333/TCA Lawn End, Elysian Fields, Sidmouth, Devon, EX10 8UH.
South Ward T1, Magnolia: (dbh 300mm), up to 1m maximum pruning cuts of no more than 65mm (repeat of works 4 years-ago).(DR)

NOTED

- b) 25/1112/TCA Gorseway, Ashbrook, Bickwell Valley, Sidmouth, EX10 8SQ.
South Ward T1: Monterey Cypress - fell.

NOTED

66 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/1405/TRE Mr Julian 98 Woolbrook Road, Sidmouth, Devon, EX10 9XD.
North Ward Hofmann 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.

DEFERRED: Awaiting the Tree Officer's report

- b) 25/1117/TRE Mr and Mrs 1 Sidleigh, Sid Road, Sidmouth, Devon, EX10 9DE.
Salcombe Regis Charnock T1: Monterey Cypress - remove lower limb on west side of trunk and remove other broken branches back to a suitable pruning position. Crown lift and shorten back long low limb on south west side, pruning back to a suitable side branch by approximately 1-3m as necessary.(DR)

APPROVED: as recommended by the Arboricultural Officer.

- c) 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. (DR)

SPLIT DECISION: as recommended by the Arboricultural Officer.

- d) 25/1446/TRE Mr Dolan 3 Packhorse Close, Sidford, Devon, EX10 9RR.
Sidford Ward T1: Holly - dismantle in stages to near ground level and treat to prevent regrowth.

DEFERRED: Awaiting the Tree Officer's report

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| e) | 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. |

DEFERRED: Awaiting the Tree Officer's report

67 Appeals

None received

68 Unsupported decisions

None received

69 Enforcement Letters

None received.

70 New East Devon Local Plan

A report of the recent Regulation 19 consultation has now been published. There were a number of responses in relation to proposals in Sidmouth and Sidbury.

Sid_01 Land at Woolbrook Road. The Developer asked for the number of houses to be increased from 127 to around 160 and there was a separate request for the allocation to be removed.

Sidm_06a Land west of Two Bridges Road. There was a request for the allocation to be removed.

Sidm_31 Land west of Burscombe Lane / west of Windsor Mead. There was a request for the allocation to be removed.

Sidm_34 Land south of Furzehill. There was a request for wording clarification to ensure that development would be limited on the upper slopes and a separate request for the allocation to be removed.

No decisions have yet been made by the Strategic Planning Committee and a further Regulation 19 consultation is proposed.

71 Display of Signs and Banners on East Devon District Council Property

Sidmouth Town Council, at its meeting on 7th April 2025, asked the Planning Committee to consider a request by the District Council for recommendations regarding the display of signs and banners on the District Council's own property. The Planning Committee was asked to report back to a future full meeting of the Town Council after considering the matter.

District Council properties particularly used for displaying signs and banners comprise the railings along the Esplanade and the fence in front of the pitch and putt course at the Three Cornered Plot. Members were aware that there had been a proliferation of signs and banners in these locations. They did not feel that these locations, which are situated within a Conservation Area, are suitable for advertising. There was also concern that the display of signs which are properly authorized can give rise to unauthorized flyposting. It was felt that if EDDC were to limit banners to a particular size or to certain events or festivals they would have a difficult job deciding on applications. However, Members were also mindful of the fact that a number of the banners advertise public festivals and events, including smaller public events, which contribute to the vitality of the town for visitors and residents alike and whose success depends upon their events being promoted.

Several alternative means of advertising events were therefore considered e.g. using the catenary wires above the street, hanging banners from lamp-posts, a public noticeboard and a permanent display by the entrance routes to Sidmouth to advertise future events similar to the display at Westpoint.

RECOMMENDED: that the Council responds to East Devon District Council requesting them not to allow the display of any signs and banners on District Council property in Sidmouth and to investigate alternative means of advertising public festivals and events in ways which would not adversely affect a Conservation Area.

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CHAIR OF THE PLANNING COMMITTEE