



SIDMOUTH TOWN COUNCIL

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To: All Members of the Planning Committee
Town Clerk

10 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 15 October 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

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 24 September 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 | 25/1992/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. |
| 10 | 25/1987/FUL
East Ward | Mr P And
Mrs D Palfrey | Plot Mentone, Lennox Avenue, Sidmouth.
2 storey dwelling house and garage. |

11	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.
12	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.
13	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.
14	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.
15	25/1926/LBC Sidbury Ward	Mr R Mansell	73 Chapel Street, Sidbury, Devon, EX10 0RQ. Proposed conversion of outbuilding on rear elevation.
16	25/1925/FUL Sidbury Ward	Mr R Mansell	73 Chapel Street, Sidbury, Devon, EX10 0RQ. Proposed conversion of outbuilding on rear elevation.
17	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; replace roofing and roof works where necessary; replace fascias and repairs to windows on and off site.
18	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.

19 Trees in Conservation Areas

None received at the time of the publication of agenda.

20 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

a)	25/1979/TRE Primley Ward	26 Primley Mead, Sidmouth, Devon, EX10 9LQ. T1, Oak : two low branches above glass house, remove lowest branch to low fork and shorten back remainder; split branch above, remove to main stem. T2, Oak : remove lowest branch over border.
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21 Notification of a new Tree Preservation order

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

23 Unsupported decisions

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| a) 25/1612/LBC
East Ward | The Old Ship, Old Fore Street, Sidmouth, Devon, EX10 8LP.
Conversion of the first floor into a self-contained 2-bedroom
residential flat with associated internal works only. |
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STC: DO NOT SUPPORT EDDC: APPROVE

24 Appeals

None received at the time of the publication of agenda.

25 Enforcement Letters

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

26 New East Devon Local Plan;

To receive any update if necessary.

Forthcoming Council and Working Group meetings:

Mon 3 November Council

Wed 5 November Planning Committee

Wed 26 November Planning Committee

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 24 September 2025 at 10.00am

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

Apologies: Chris Lockyear
John Loudoun
Edward Willis Fleming

Also present : Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.15 am

119 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Rachel Perram	25/1517/FUL South Ward	Personal	Remained in the chamber and voted.	Acquainted with applicant
Cllr Kelvin Dent	25/1853/TCA South Ward	Personal	Remained in the chamber and voted	Acquainted with applicant
	25/1628/FUL South Ward	Personal	Remained in the chamber and voted	Member of Sampson Society

120 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.

121 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 3 September 2025 were agreed and signed as a true and accurate record.

122 Urgent items

None received

123 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.

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| 124 | 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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NO OBJECTIONS

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| 125 | 25/1812/CPE
Sidbury Ward | Mr Travis | Capricorns, Wolversleigh Farm, Sidbury, Sidmouth, EX10 0QH.
Certificate of existing lawfulness for the construction and occupation of a dwelling built in 2003 and continuously occupied by the same inhabitants until March 2025. |
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NO OBSERVATIONS

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| 126 | 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. |
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OBJECT:

Members were concerned that the proposal did not enhance or preserve the Conservation Area, the character of which generally comprises large houses on large plots. The design was also considered not to be in keeping with the surrounding properties including a number of "Sampson" houses and was therefore deemed contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness).

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|------------|---------------------------|-------------------|--|
| 127 | 25/1742/FUL
South Ward | Patrick
Murphy | Silver Howe, Boughmore Road, Sidmouth, Devon, EX10 8SH.
Construction of a carport with hobby room above; alterations to fenestration on main dwelling and widening of access. |
|------------|---------------------------|-------------------|--|

DO NOT SUPPORT Members maintained their concerns over the proposed location of the carport and hobby room, as they considered it detracted from the house. They also repeated their wish to retain the original design of the gates which are a feature of the street scene. The replacement gates would not comply with Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness).

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| 128 | 25/1445/FUL
South Ward | Mr R
Passmore | 11 Convent Fields, Sidmouth, Devon, EX10 8QR.
First floor extension, additional ground floor entrance and internal remodelling to form independent (supported) living accommodation, plus widening of existing hardstanding to front and upgrading patio to south east. |
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NO OBJECTIONS:

Members had concerns about the erection of the summer house indicated on figure 18 on the proposed plans and elevations due to the close proximity to the stream and stability of the ground and the risk of flooding.

129	25/1517/FUL South Ward	Mr A Fish and Mrs J Hopwood	71 Temple Street, Sidmouth, EX10 9BQ. Proposed change of use of ground floor shop area to flat incorporating existing redundant ground floor living accommodation with alterations to the front elevation.
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NO OBJECTIONS

130 Trees in Conservation Areas

a)	25/1678/TCA Salcombe Regis Ward	Brooklet Cottage, Hillside Road, Sidmouth, Devon, EX10 8JA. T1, Eucalyptus: dismantle down to ground level. T2, Pittosporum: dismantle down to ground level. (DR)
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NOTED

b)	25/1804/TCA South Ward	Southfield, Bickwell Valley, Sidmouth, Devon, EX10 8SG. T1: Lime - repollard previous cuts. T2: Magnolia - remove lowest branch and thin the crown. T3: Holly - cut down to fresh new growth on the main stem. T4: Laburnum - remove dead wood and abnormal curling growth. T5 and T6: Silver Birch - remove the two lowest branches on each tree. T7: mixed hedge, mainly Laurel with two small Leylandiis - reduce the height of the hedge from 2.5m to around 1.8m, removing the two Leylandiis to create a uniform continuous Laurel hedge. (DR)
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NOTED

c)	25/1656/TCA South Ward	6 Sidmount, Station Road, Sidmouth, Devon, EX10 8XU. T1: Phillyrea: crown reduction of up to 5m (was approved previously in 16/0158/TCA). (DR)
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NOTED

d)	25/1657/TCA South Ward	Skelgill, Broadway, Sidmouth, EX10 8RQ. Acer: fell. (DR)
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NOTED

e)	25/1853/TCA South Ward	The White Cottage, Cotmaton Road, Sidmouth , Devon, EX10 8QX. T1,Thuja : fell (dying). T2,Bay : reduce by approximately 3m, to leave a height of approximately 8m.
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NOTED

f)	25/1715/TCA South Ward	Wistaria Cottage, 1 Alma Terrace, Coburg Road, Sidmouth, EX10 8NQ. Copper Beech: removal of buttress root (possibly with other roots) within 300mm of the tree trunk to level and relay driveway pavers. (DR)
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DEFERRED: Awaiting Officer's Report

- g) 25/1852/TCA
South Ward
- Weston House, Boughmore Road, Sidmouth, Devon, EX10 8SJ.
T1, Bay : shorten side growth by 1-2m. T2, Purple Maple : re-shape by 0.5-1m. T3, Beech in hedge : fell. T4, Lime : reduce spread and height by 2-3m, leaving a height of approximately 14m and a radial spread of approximately 8m. Group 1 six self-sown/suckers of Cornus in hedge : remove to as near ground level as possible. T5, Pittosporum : reduce by approximately 50% to leave a height of approximately 2.5m. T6, Golden Lawson Cypress : fell. T7, Willow : cut back overhang by garage. (DR)

NOTED

131 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/1567/TRE
Salcombe Regis
Ward
- 3 Abbey View, Sidmouth, Devon, EX10 9NG.
T1: False Acacia - reduce by approximately 2m and re-shape to leave a natural form. T2: False Acacia - re-shape by approximately 1m to leave a natural form. T3: False Acacia - reduce by approximately 2m to leave a natural form. (DR)

SPLIT DECISION : As recommended by the Arboricultural Officer.

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

REFUSED: As recommended by the Arboricultural Officer.

132 Appeals

None received

133 Unsupported decisions

None received

134 Enforcement Letters

None received.

135 New East Devon Local Plan

Nothing further to update.

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CHAIR OF THE PLANNING COMMITTEE

