



SIDMOUTH TOWN COUNCIL

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EX10 9BB

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To: All Members of the Planning Committee
Town Clerk

11 December 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 17 December 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', 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 26 November 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 | 25/2317/LBC
East Ward | Ms Paula
Wright | Coffee 1, Fore Street, Sidmouth, Devon, EX10 8AQ.
Installation of wall mounted blue plaque on front (east) elevation. |
| 10 | 25/2452/FUL
Primley Ward | Ms Laura
Silcox | 15 Hides Road, Sidmouth, Devon, EX10 9NE.
Single storey rear/side extension. |
| 11 | 25/2420/FUL
Primley Ward | Jacob & Lucy
Willatts &
Maxwell | 2 Lower Wheathill, Sidmouth, Devon, EX10 9UA.
Construction of front and rear extensions, raising the roof including dormers to form first floor living space. Construction of first floor balcony. |

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| 12 | 25/2318/FUL
Primley Ward | Mr J Thorne | Sidmouth Town Football Club, Manstone Lane, Sidmouth, Devon, EX10 9TS.
Repositioning of fence and gates. |
| 13 | 25/2319/LBC
Sidford Ward | Mrs Theresa
Guermellou | 3 Porch Cottages, Church Street, Sidford, Devon, EX10 9RG.
Installation of wall mounted blue plaque on front (east) elevation. |
| 14 | 25/1985/LBC
South Ward | Mr Luke Fenn | Pilgrim Cottage, Peak Hill Road, Sidmouth, Devon, EX10 8RZ.
Internal roof box guttering to be replaced with lead gutters which are to have Glass Reinforced Plastic (GRp). |
| 15 | 25/2336/FUL
South Ward | Mr & Mrs
Smith | Lantern Lodge, Cotmaton Road, Sidmouth, EX10 8ST.
Extension of existing balcony to provide larger balcony. Removal of existing rear steps to be replaced with new. Construction of new Boot Room. Enlargement of one window. |

16 Trees in Conservation Areas

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| a) | 25/2231/TCA
South Ward | Kingsmead, Broadway, Sidmouth, Devon, EX10 8RQ.
Cherry, remove diseased tree. |
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17 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.
None received at the time of the publication of agenda.

18 Notification of a new Tree Preservation order

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| a) | 25/0058/TPO
Salcombe Regis
Ward | Land at Sunningdale Cottage, Salcombe Road, Sidmouth. |
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19 Notification of any works which constitute an exemption to a Tree Preservation Order

None received at the time of the publication of agenda.

20 Unsupported decisions

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

21 Appeals

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| a) | APP/U1105/D/25
/3371831 | Moorlands Farm, Lane To Barnes Surges, Mincombe Post, Sidbury, Devon, EX10 0QW.
The appeal is allowed and planning permission is granted for construction of extension including rooms in the roof for ancillary accommodation at Moorlands Farm, Lane To Barnes Surges, Mincombe Post, Sidbury, Devon EX10 0QW in accordance with the terms of the application, Ref 25/0841/FUL. |
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22 Enforcement Letters

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

23 New East Devon Local Plan;

To receive any update if necessary.

Forthcoming Council and Working Group meetings:

Mon 12 January: Council

Wed 14 January: Planning Committee

Mon 19 January: Council (Estimates & Grants)

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 26 November 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
Hilary Nelson
Rachel Perram
John Nicholson
John Loudoun

Apologies: Jo Dodds
Chris Lockyear

Also present : Town Clerk

The meeting started at 10.00 am and finished at 11.15 am

182 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Rachel Perram	13) 25/0554/FUL	Personal	Remained in the Council Chamber during voting and discussion	Former client of applicant
Cllr Rachel Perram	15) 25/2295/FUL	Personal	Remained in the Council Chamber during voting and discussion	Acquainted with applicant
Cllr Hilary Nelson	17) 25/2342/LBC	Personal	Remained in the Council Chamber during voting and discussion	Acquainted with applicant

183 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.

184 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 5 November 2025 were agreed and signed as a true and accurate record.

185 Urgent items

a) Members were asked to consider changing the date of the early January 2026 meeting.

RESOLVED: That the meeting of the Planning Committee scheduled for 7 January 2026 be moved to 14 January 2026

b) 25/2206/TCA
South Ward

Brooklands, Convent Road, Sidmouth, Devon EX10 8RE

T1: Eucalyptus - reduce height and spread to previous pruning position, approximately 3-4m height reduction.

T2: Lawson Cypress - remove (northern) stem leaning over fence to reduce overhang into neighbour's garden.

T3: Lawson Cypress - remove to ground level.

RESOLVED:

WORKS NOTED

186 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.

187 25/2225/LBC Mrs Mary 44 Clovelly House, High Street, Sidmouth, Devon, EX10 8EJ.
East Ward Warden-Till Proposed placement of commemorative blue plaque on front elevation.

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

188 25/2274/LBC Mr George Fat Face, 4 Fore Street, Sidmouth, EX10 8AJ.
East Ward Treves Proposed placement of commemorative blue plaque on front elevation.

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

189 25/1992/FUL The Co- 80 High Street, Sidmouth, Devon, EX10 8EQ.
East Ward operative New steel security door to replace existing; new plant to rear to
Group replace existing; new LED lighting to replace existing; new
ventilation; block up existing doors to rear.

RESOLVED: NO OBJECTIONS

190 25/2241/FUL Mr Ian 7 Cambridge Terrace, Salcombe Road, Sidmouth, Devon, EX10
East Ward Downie 8PL.
Front Elevation: Replacement of existing gate and railings in front garden to match existing; replacement of decorative fascia; replacement of veranda at first-floor level to match existing; and replacement of front entrance door. Rear Elevation: Replacement of existing kitchen door. Windows: Repair or replacement of ground, first, and second-floor windows to front and rear elevations where necessary. Replacement of four windows to the ground-floor rear elevation, with alterations to the existing openings.

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

191 25/0554/FUL Mr Bryn Bedgales Nursery, Sidmouth, EX10 9XA.
North Ward Small (DBD Demolition of existing outbuildings and construction of 4 chalet
Construction) bungalows.

In light of the objections of the Environment Authority, Members did not wish to amend their observations from the previous application.

RESOLVED: DO NOT SUPPORT. Members considered the application to be an over development of the site and had considerable concerns about flood risk.

192 25/2262/FUL Simon & 3 Primley Road, Sidmouth EX10 9LB
Primley Ward Carole
Chapman Replacement of existing conservatory with a side extension to include a shower room

RESOLVED: NO OBJECTIONS

193 25/2295/FUL Mr M 70A Malden Road, Sidmouth EX10 9NA
Primley Ward Denning
Erection of detached garage

RESOLVED: NO OBJECTIONS

194 25/2058/FUL Mr Alistair Woodlands, Salcombe Regis, Devon, EX10 0PD
Salcombe Regis Franks
Ward Replacement dwelling – demolish existing bungalow and replace with new bungalow

Members felt that the new application did not address the concerns they raised for a previous application on the site.

RESOLVED: DO NOT SUPPORT due to poor design which does little to enhance the immediate environment or reflect local distinctiveness. The design was of a type more readily associated with holiday or touring accommodation and Members would like to see a more permanent structure for such a dwelling.

Notwithstanding the points made in their previous comments, should the Local Planning Authority be minded to approve the application, it was suggested that a legal tie be placed on the dwelling to ensure that it is used as permanent accommodation and not holiday accommodation.

195 25/2432/LBC Mr John The Slade Centre, Donkey Sanctuary, Mire Lane, Salcombe Regis,
Salcombe Regis Crouch Sidmouth EX10 0NU
Ward Installation of wall mounted blue plaque on curtilage wall north east side of Slade House entrance

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

196 25/2321/LBC Dr Nigl Pump House and Pump, Salcombe Regis, Devon, EX10 0RU
Salcombe Regis Hyman (Sid
Ward Vale Installation of wall mounted blue plaque on front (north west)
Association) elevation

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

197 25/2329/LBC Ms Beatte Old Bakery, Bridge Street, Sidbury, Sidmouth. EX10 0QN
Sidbury Ward Thomasson Installation of wall mounted blue plaque on front (north west)
elevation

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

198 25/2223/FUL Mr M Coman Sand Lodge, Sidbury, Sidmouth, EX10 0QN
Sidbury Ward Retrospective creation of a new window opening and fitting an
oak frame, leaded light, single glazed metal casement, two light
windows in the south elevation to light and ventilate the kitchen
space approved in application 24/0020/LBC

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

199 25/2224/LBC Mr M Coman Sand Lodge, Sidbury, Sidmouth, EX10 0QN
Sidbury Ward Retrospective creation of a new window opening and fitting an
oak frame, leaded light, single glazed metal casement, two light
windows in the south elevation to light and ventilate the kitchen
space approved in application 24/0020/LBC

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

200 25/1303/FUL Mr M Coman Sand Lodge, Sidbury, Sidmouth, EX10 0QN
Sidbury Ward Works of repair and alteration to Sand to permit its flexibility 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 (Amended)

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

201 25/1304/LBC Mr M Coman Sand Lodge, Sidbury, Sidmouth, EX10 0QN
Sidbury Ward Works of repair and alteration to Sand to permit its flexibility 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 (Amended)

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

202 25/1862/FUL Mr Peter Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth EX0 0RZ
Sidbury Ward Legowski Constuction of a single storey kitchen extension on south east elevation.

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

203 25/1914/LBC Mr Peter Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth EX0 0RZ
Sidbury Ward Legowski Constuction of a single storey kitchen extension on south east elevation.

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

204 25/1855/FUL Mr Peter Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth EX0 0RZ
Sidbury Ward Legowski Conversion of existing breeze block-built garage (to the north of the main building) into a dwelling for multi-generational living and future home for our disabled son

RESOLVED: NO OBJECTIONS subject to the views of the Conservation Officer. Members suggested a legal tie to ensure that the dwelling is used for permanent residential use, ancillary to the main building only.

205 25/2267/LBC Ms Barbara 12 School Street, Sidford, Devon , EX10 9PF
Sidford Ward Russell Proposed placement of commemorative blue plauque on front elevation.

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

206 25/2247/LBC Mr Keith Arcot House, Arcot Gardens, Sidmouth, Devon EX10 9HR
South Ward Mills Proposed placement of commemorative blue plaque on front elevation.

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

207 25/2239/FUL Mr & Mrs 86 Alexandria Road, Sidmouth, Devon, EX10 9HG
South Ward Rundle Change of use of a guesthouse (C1) to a dwelling (C3).

RESOLVED: SUPPORT

208 **Trees in Conservation Areas**
None received.

209 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/2085/TRE 6 Lower Wheathill, Sidmouth, Devon, EX10 9UA
Primley Ward T2, Monterey pine: Fell and undertake replacement planting scheme

RESOLVED: REFUSE for the following reasons:

1) The Monterey pine (T2) is considered to make a significant contribution to the visual amenity and character of the surrounding area. Its prominent crown is visible from multiple public viewpoints and neighbouring properties, and it represents the last remaining notable tree canopy on the site following earlier vegetation clearance.

2) The proposed removal of the tree would result in a substantial and immediate loss of public amenity. While replacement planting has been proposed, it is acknowledged that newly planted trees will take several decades to reach a comparable size and provide equivalent amenity value. As such, the loss cannot be adequately mitigated in the short to medium term.

3) Although some decline in the tree's condition has been observed, including signs of drought stress and the presence of fungal infection (*Phaeolus schweinitzii*), the tree is not currently considered to be in a condition that warrants removal. Tree removal at this stage is considered premature.

- a) 25/1979/TRE 26 Primley, Mead Sidmouth, Devon, EX10 9LQ
Primley Ward 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.

RESOLVED: APPROVE subject to the conditions as set out by the Arboricultural Officer.

210 Appeals

None received.

211 Unsupported decisions

None received.

212 Enforcement Letters

None received.

213 New East Devon Local Plan

Members noted that the Local Planning Authority Strategic Planning Committee had examined on 25 November. Changes related to:

- a) Land south west of Woolbrook Road (Sidm_01)
The number of new homes in the allocation being changed from 127 to 160 new homes and an enhanced reference to the East Devon National Landscape and mention of consideration towards improved cycle and pedestrian pathways.

- b) Land west of Two Bridges Road, Sidford (Sidm_06a)
The number of new homes in the allocation being changed from 30 to 15 new homes. Addition of wording to require a detailed assessment and design work to conserve and enhance the East Devon National Landscape and boundary treatments.

- c) Land east of Burscombe Lane / west of Windsor Mead (Sidm_031)
Addition of wording to require a detailed assessment and design work to conserve and enhance the East Devon National Landscape. New dwellings will be expected to be single storey and access via Windsor Mead.

- d) Land south of Furzehill (Sidm_34)
A sentence in the narrative being amended to read: "Prior to the occupation of the 10th dwelling, or other timetable that may be agreed through the determination of the planning application, that part of the Sidbury to Sidmouth cycle route through the allocation should be completed and available for use."

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CHAIR OF THE PLANNING COMMITTEE