



SIDMOUTH TOWN COUNCIL

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EX10 9BB

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To: All Members of the Planning Committee
Town Clerk

12 February 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 18 February 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 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 28 January 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.)

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|----|---------------------------------------|----------------------|--|
| 9 | 26/0143/FUL
Salcombe Regis
Ward | Mr Marc
Newson | Canterbury House, Salcombe Road, Sidmouth, EX10 8PR.
Retrospective householder planning application for roof replacement. |
| 10 | 26/0144/FUL
Sidbury Ward | Mr John
Northover | Springfield Farm, Sidbury, Sidmouth, EX10 0QJ.
Conversion of existing agricultural barn to provide a single dwelling house with associated parking. |

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| 11 | 26/0192/LBC
Sidford Ward | Pauline
Elliott | Sidford Farm, School Street, Sidford, EX10 9PF.
Retention of a lift void in the floor and installation of a new lift. |
| 12 | 25/2619/CPE
South Ward | Mr Nigel
Hillier | Flat 1, Keble House, Connaught Road, Sidmouth, EX10 8TT.
Certificate of Existing Lawfulness for the continued use of the front ground floor area as an office. |
| 13 | 25/2579/FUL
South Ward | Ms Tania
Puddicombe | Springfield, Cheese Lane, Sidmouth, Devon, EX10 8RA.
Extension to rear elevation to replace existing timber frame extension. Previously approved under 20/2429/FUL, lapsed. |

14 Trees in Conservation Areas

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|-----------|--------------------------|--|---|
| 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. |
|-----------|--------------------------|--|---|

15 Tree preservation Orders

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|-----------|---------------------------|---------------------|---|
| a) | 25/2602/TRE
North Ward | | 14 Baker Close, Sidmouth, EX10 9YJ.
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) |
| b) | 26/0232/TRE
South Ward | Mr Paul
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. |

16 Notification of a new Tree Preservation order

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

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

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

18 Unsupported decisions

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

19 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.

20 Enforcement Letters

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

21 New East Devon Local Plan;

To receive any update if necessary.

Forthcoming Council and Committee meetings:

Monday 2 March : Council

Wednesday 11 March: Planning Committee

Monday 16 March: Environment Committee

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 28 January 2026 at 10.00am

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

Apologies: Chris Lockyear
John Loudoun
Edward Willis Fleming

The meeting started at 10.00 am and finished at 11.30 am

254 Declarations of Interest

None submitted

255 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.

256 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 14 January 2026 were agreed and signed as a true and accurate record.

Arising on the minutes:

In the light of further information, Members gave further consideration to application 25/2579/FUL (Springfield, Cheese Lane, Sidmouth). They were concerned about a large window on the south-east elevation where none currently exists which would result in direct overlooking of the adjoining garden and causing a loss of seclusion, and privacy. Members requested that the proposed window be either removed or should be non-opening and raised above internal head height or glazed with obscure glass.

257 Urgent items

None received

258 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.

- 259** 25/2596/FUL Mr Lee Clark Rosedale, Riverside, Sidmouth, Devon, EX10 8BR.
East Ward Demolition of Garage and Outbuilding. Proposal to create 2no dwelling houses from a single existing dwelling with a two storey side extension.

RESOLVED: NO OBJECTIONS

Note: Members would like to see the reinstalled windows replaced with windows in keeping with the original style.

- 260** 26/0026/FUL Mr Matthew Donkey Sanctuary, Mire Lane, Salcombe Regis, Devon, EX10 0NU.
Salcombe Regis Maslen Replacement of the existing ice cream hut with a proposed larger
Ward hut.

RESOLVED: NO OBJECTIONS

- 261** 25/2604/FUL Mr & Mrs Overtoun, Hillside Road, Sidmouth, Devon, EX10 8JG.
Salcombe Regis Moss Demolition and replacement of single storey extension on the
Ward east elevation, demolition of conservatory and first floor balcony with replacement veranda on the west elevation; construction of porch on the north elevation; demolition of outbuildings with construction of new detached garage with hobbies room over.

RESOLVED: NO OBJECTIONS

Note: Members would like to see a restriction imposed on the residential use of the garage.

- 262** 25/2497/FUL John and Valley View, Sidbury, Sidmouth, EX10 0QR.
Sidbury Ward Jackie Gay Proposed demolition of existing dwelling and attached building and replacement with 1 no. dwellinghouse, and detached garage.

RESOLVED: DO NOT SUPPORT

Members would like further consideration to be given to renovating the existing dwelling. If this were not feasible, they considered that the replacement building should be constructed in a similar architectural style and using materials that reflect the character and appearance of the original farmhouse.

263 25/2610/FUL Mr & Mrs Meadow Lea, Boughmore Road, Sidmouth, EX10 8SH.
South Ward Morgan Demolition of existing garage, construction of a 3-bed detached dwelling with garage, parking and associated infrastructure.

RESOLVED: OBJECT

Boughmore Road lies within a conservation area whose distinctive character comprises houses sited on large plots.

Whilst the revised designs were considered to be an improvement on earlier proposals, Members considered that the scheme constituted overdevelopment of the site and was therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness).

264 25/2486/FUL Mr & Mrs B 15 Arcot Park, Sidmouth, EX10 9HP.
South Ward Sansom Removal of conservatory and single storey rear extension with replacement single/two storey extension. Front porch extension and new access door with covered porch to the side of the building. Addition of cladding and removal of chimney stack.

RESOLVED: DO NOT SUPPORT

Members objected to the proposed vertical cladding, considering it out of keeping with the existing street scene, and expressed a preference for hanging tiles. They considered the design failed to reflect the character of neighbouring properties and was therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan.

265 Trees in Conservation Areas

a) 25/2553/TCA Spinneybank, Sid Road, Sidmouth, Devon, EX10 9AH.
Salcombe Regis PROPOSAL: G1, Elm and Holly: dismantle, cutting as close to
Ward ground level as possible, 1 x Holly, 4 x dead Elm trees and 2 x Elm trees which are growing as a group and showing significant signs of dieback. 1 x Bay shrub and 1 x Elm: cut back in line with the garden retaining wall.

RESOLVED: NOTED

b) 25/2580/TCA Sanditon, Station Road, Sidmouth, Devon, EX10 8LL.
South Ward PROPOSAL: T1, Sycamore : height and spread reduction of approximately 0.5 - 1m to a suitable pruning position, to leave a natural form; cuts no larger than 50mm.

RESOLVED: NOTED

- c) 25/2640/TCA Garden Flat, 8 Fortfield Terrace, Sidmouth, EX10 8NT.
PROPOSAL: T1, White Birch : prune and reduce the crown height and spread by 20%, removing branch lengths of up to 1.5 metres and making natural target pruning cuts of up to 30 mm. in diameter. T2, Pittisporum : dismantle in a controlled manner.

RESOLVED: NOTED

266 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.
None received

267 Notification of a new Tree Preservation order

None received

268 Appeals

None received

269 Unsupported decisions

None received.

270 Enforcement Letters

None received.

271 New East Devon Local Plan

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

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CHAIR OF THE PLANNING COMMITTEE