



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
WOOLCOMBE LANE
SIDMOUTH
DEVON
EX10 9BB

Telephone: 01395 512424
Email: enquiries@sidmouth.gov.uk
Website: www.sidmouth.gov.uk
VAT Reg. No. 142 3103 24

To: All Members of the Planning Committee
Town Clerk

18 September 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 24 September 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

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 3 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 | 25/1361/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 | 25/1812/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. |

11	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.
12	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.
13	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.
14	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.

15 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)
- 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)
- 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)
- d)** 25/1657/TCA
South Ward
Skelgill, Broadway, Sidmouth, EX10 8RQ.
Acer: fell. (DR)
- 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. (DR)

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| <p>f) 25/1715/TCA
South Ward</p> | <p>Wistaria Cottage, 1 Alma Terrace, Coburg Road, Sidmouth, EX10 8NQ.</p> <p>Copper Beech: removal of buttress root (possibly with other roots) within 300mm of the tree trunk to level and relay driveway pavers. (DR)</p> |
| <p>g) 25/1852/TCA
South Ward</p> | <p>Weston House, Boughmore Road, Sidmouth, Devon, EX10 8SJ.</p> <p>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)</p> |

16 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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| <p>a) 25/1567/TRE
Salcombe Regis
Ward</p> | <p>3 Abbey View, Sidmouth, Devon, EX10 9NG.</p> <p>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)</p> |
| <p>b) 25/1446/TRE</p> | <p>3 Packhorse Close, Sidford, Devon, EX10 9RR.</p> <p>T1: Holly - dismantle in stages to near ground level and treat to prevent regrowth. (DR)</p> |

17 Notification of a new Tree Preservation order

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

19 Unsupported decisions

None received at the time of the publication of agenda.

20 Appeals

None received at the time of the publication of agenda.

21 Enforcement Letters

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

22 New East Devon Local Plan;

To receive any update if necessary.

Forthcoming Council and Working Group meetings:

Mon 29 September Environment Committee

Mon 6 October Council

Tues 7 October Youth Provision

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 3 September 2025 at 10.00am

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

Apologies: Chris Lockyear
Edward Willis Fleming

Also present : Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.30 am

96 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
All Councillors	25/1463/FUL East Ward	Personal	Remained in the chamber and took part in discussion and voting	Agent is a Town Councillor
Lucy Whittaker Planning Clerk	25/1539/LBC Salcombe Regis Ward	Personal	Remained in the chamber	Acquainted with applicant

97 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.

98 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 13 August 2025 were agreed and signed as a true and accurate record.

99 Urgent items

None received

100 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.

101	25/1224/MRES East Ward	Messrs Ford (OG Holdings Retirement Benefit Scheme)	Alexandria Industrial Estate, Station Road, Sidmouth. Reserved matters application in respect of appearance of partial demolition of Block C (Phase 1) pursuant to outline planning permission ref 22/2063/MOUT.
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NO OBJECTIONS

102	25/1611/FUL East Ward	Mr Paul Turner (Costa Coffee)	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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DO NOT SUPPORT:

The Committee noted that the building was of significant historical value to Sidmouth and retained many original features. Members expressed serious concerns that the proposed conversion would risk diminishing the historical narrative of the property and they emphasised the importance of preserving the integrity of the interior. They also considered that the whole building should remain in commercial use.

Members also had concerns that the external staircase was dangerous and inadequate, and that the use of the space for domestic purposes could constitute a fire hazard.

The Committee looked forward to receiving the views of the Conservation Officer.

103	25/1463/FUL East Ward	Mr Tony Hillier	4 Counters Court, Mill Street, Sidmouth, Devon, EX10 8DW. Retrospective planning permission for hard landscaping works and the erection of a detached bicycle shed clad in cedar. Proposal also includes an increase in the height of the boundary wall, finished in matching cedar cladding and the erection of timber fencing and access gate serving the rear courtyard access.
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NO OBJECTIONS: subject to the views of the Conservation Officer.

Note: Members requested that the measurements of the extension be checked against the permitted plans.

104	25/0998/VAR North Ward	South West Norse	Sidmouth C Of E Primary School, Manstone Avenue, Sidmouth, Devon, EX10 9TJ. Variation of conditions 2 and 7 of planning consent 21/0781/MFUL to facilitate alternative drainage scheme.
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NO OBJECTIONS

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| 105 | 25/1603/VAR
Salcombe Regis
Ward | Chris Shrubbs | Strathallan, Sid Lane, Sidmouth, Devon, EX10 9AW.
Variation of condition 1 (approved plans) on planning permission 24/1754/FUL (Two storey extensions to the North and South elevations and the addition of a porch) proposed changes in fenestration, to the porch canopy and gable on north elevation. |
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DO NOT SUPPORT:

Members preferred the previous design which included a gable pediment and full-length porch. The revised design was considered not to be in keeping with the character of the area and surrounding properties and was therefore deemed contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness).

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| 106 | 25/1539/LBC
Salcombe Regis
Ward | Miss Hannah Jones | 2 Sid Bank, Sid Lane, Sidmouth, Devon, EX10 9AW.
Construct partition wall to create 2no. bedrooms at first floor. |
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

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| 107 | 25/1458/FUL
Sidbury Ward | Mr Jon Simpson | Chineway, Farm Putts Corner, Sidbury, Sidmouth, EX10 0QQ.
Proposed associated operational development to convert the existing barn to a hotel/guest house (use class C1) following grant of prior approval under application 25/0169/PDR under Class R. |
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NO OBSERVATIONS

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| 108 | 25/1003/LBC
Sidbury Ward | Mr & Mrs Hedley | Springfield Farm, Sidbury, Devon, EX10 0QJ.
Demolish 2no single-storey side & rear extensions, construction of a new single storey extension with associated works, insertion of 2 no. windows (one on ground floor, one on first floor) Internal room layout changes, removal of second staircase, insertion of a sun tube on first floor. |
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NOTED: Permission had been granted before the Committee had had an opportunity to comment.

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| 109 | 25/1002/FUL
Sidbury Ward | Mr & Mrs Hedley | Springfield Farm, Sidbury, Devon, EX10 0QJ.
Demolish 2no single-storey side & rear extensions, construction of a new single storey extension with associated works, insertion of 2 no. windows (one on ground floor, one on first floor) Internal room layout changes, removal of second staircase, insertion of a sun tube on first floor. |
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NOTED: Permission had been granted before the Committee had had an opportunity to comment.

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| 110 | 25/1086/FUL
Sidford Ward | Dr E Morris | Trenoweth, Coreway, Sidford, Sidmouth, EX10 9SE.
Enlargement of porch and dormers on south elevation, first floor extension and single storey ground floor extension on rear north elevation and alterations to roof. |
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NO OBSERVATIONS

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| 111 | 25/1532/LBC
South Ward | Mr S
Kussman and
Mr G
Ward | Magnolia Cottage, Littlecourt House, Seafield Road, Sidmouth, Devon, EX10 8HF.
Internal alterations to Magnolia Cottage: remove wall to create 1no. large bedroom; removal of existing en-suite walls and construct new to create larger ensuite; block up door from landing. |
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

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| 112 | 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 |
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SPLIT DECISION:

NO OBJECTION to the alterations to fenestration.

DO NOT SUPPORT the proposed location of the carport and hobby room, as members considered it detracted from the house. They would also like to retain the original 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).

113 Trees in Conservation Areas

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| a) | 25/1559/TCA
South Ward | Mr Roger
Flynn | Long Orchard, Elysian Fields, Sidmouth, Devon, EX10 8UH.
G1: Hedge of Holly / Laurel / Sycamore / Holm Oak / Sweet Chestnut / Hazel - trim/cut back around house, cottage and garage to achieve approximately 1.5m clearance. Anticipated cut size of 20mm. G2: Hedge of Holly / Laurel / Sycamore / Horse Chestnut / Hawthorn / Sweet Chestnut / Hazel / Leylandii - trim. Anticipated cut size of 20mm. T1, Holly: remove (dead). T2, Horse Chestnut (adjacent to road): crown lift and remove deadwood to achieve highway clearance of approx. 5.2m. G3, Ash: fell (dead); Hazel: coppice; Bay: crown lift and pin back. (DR) |
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NOTED

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| b) | 25/1600/TCA
South Ward | | Bickwell Brook, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.
T1, T2: Limes - repollard to historic pruning points. T3: Windmill palm - fell. T4: Magnolia - reduce height and width by up to 1.5m. T5: Acacia - reduce by up to 1m in height and width. (DR) |
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NOTED

- c) 25/1594/TCA Bickwell Cottage, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.
South Ward T1 Magnolia: reduce crown spread to north and west by 2-3m, removing whole branch sections back to an appropriate fork. Reduce crown spread on all other sides by 1-1.5m, shortening and thinning of foliage which have developed since previous pruning intervention. Remove vertically growing reiterated stems. T3 - Lawson cypress: fell. T7 - Monterey cypress: fell. (DR)

NOTED

- d) 25/1533/TCA Woodrising, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
South Ward T1: Cherry - 3m crown reduction.(DR)

DEFERRED: Awaiting Officer's Report

114 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/1450/TRE Mr Luke Balfour Manor, Station Road, Sidmouth, Devon, EX10 8XW.
South Ward Hyson T722: Holm oak - re-coppice approx. 15 stems. (DR)

AGREED: subject to the conditions recommended by the Arboricultural Officer.

115 Appeals

None received

116 Unsupported decisions

None received

117 Enforcement Letters

None received.

118 New East Devon Local Plan

Councillor Loudoun reported on an ongoing debate relating to the Coastal Marine Area (CMA) as part of the new Local Plan. The issue was whether the CMA should include lines showing the extent of possible erosion of the cliffs adjoining Cliff Road over different time scales and, if so, where those lines should be drawn. Also, whether there should be a restriction on development within those lines and, if so, what that restriction should comprise.

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CHAIR OF THE PLANNING COMMITTEE