



# SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE  
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SIDMOUTH  
DEVON  
EX10 9BB

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To: All Members of the Planning Committee  
Town Clerk

19 June 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 25 June 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](mailto: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 4 June 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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| <b>9</b>  | 25/1132/FUL<br>Primley Ward | Jacqui Cook          | 61 Sidford Road, Sidmouth, Devon, EX10 9LR.<br>Proposed two storey rear extension above existing ground floor structure and alterations to fenestration. |
| <b>10</b> | 25/1226/FUL<br>Primley Ward | Mr Jon<br>Maughan    | 14 Yardelands, Sidmouth, EX10 9LJ.<br>Proposed single storey rear extension, detached garden room, landscaping and widening of existing driveway.        |
| <b>11</b> | 25/0791/FUL<br>South Ward   | Mrs Rachel<br>Perram | Southcote, Convent Road, Sidmouth, EX10 8RL.<br>Erection of a single storey, timber framed side extension to the main house.                             |

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| <b>12</b> | 25/1263/FUL<br>West Ward | Dr Claire<br>Millard | 12 Balfours, Sidmouth, Devon, EX10 9EF.<br>Alteration to fenestration and addition of render to the front and rear elevations. |
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### 13 Trees in Conservation Areas

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|-----------|---------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>a)</b> | 25/1117/TCA<br>Salcombe Regis<br>Ward |           | 1 Sidleigh, Sid Road, Sidmouth, Devon, EX10 9DE.<br>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) |
| <b>b)</b> | 25/1166/TCA<br>Salcombe Regis<br>Ward | Mrs Jones | 2 Sid Bank, Sid Lane, Sidmouth, EX10 9AW.<br>T1, Spruce: dismantle to ground level. (DR)                                                                                                                                                                                                                                               |
| <b>c)</b> | 25/1112/TCA<br>South Ward             |           | Gorseway, Ashbrook, Bickwell Valley, Sidmouth, EX10 8SQ.<br>T1: Monterey Cypress - fell. (DR)                                                                                                                                                                                                                                          |

### 14 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

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|-----------|-----------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>a)</b> | 25/1118/TRE<br>Sidford Ward | Amanda<br>Green | 48 Sidford Road, Sidmouth, Devon, EX10 9LP.<br>T1, Atlas Cedar : reduce width and height by 1.5m, maximum pruning cuts of no more than 60mm. |
|-----------|-----------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|

### 15 Notification of a new Tree Preservation order

None received at the time of the publication of agenda.

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

None received at the time of the publication of agenda.

### 17 Unsupported decisions

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| <b>a)</b> | 24/2417/FUL<br>Sidbury Ward | Mr Phillip<br>Wallace | Myrtle Farm, Fore Street, Sidbury, Sidmouth, EX10 0RS.<br>Erection of 2 no. sheds. |
|-----------|-----------------------------|-----------------------|------------------------------------------------------------------------------------|

**STC: NO OBJECTIONS      EDDC: REFUSED**

### 18 Appeals

None received at the time of the publication of agenda.

### 19 Enforcement Letters

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

### 20 New East Devon Local Plan;

To receive an update

### Forthcoming Council and Working Group meetings:

Mon 07 July Council

Mon 14 July Environment Committee

Wed 16 July Planning Committee

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Wednesday 4 June 2025 at 10.00am**

Councillors present: Kelvin Dent (Chair)  
Rachel Perram (Vice Chair)  
Jo Dodds  
Edward Willis Fleming

Apologies: Cllr Chris Lockyear  
Cllr John Loudoun  
Cllr Hilary Nelson  
Cllr John Nicholson

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.40 am

**18 Declarations of Interest**

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Ian Barlow	All applications	Personal	Remained in the meeting but did not vote.	Member of EDDC Planning Committee
Cllr Kelvin Dent	25/0675/FUL South Ward	Personal	Remained in the meeting and did vote.	Acquainted with applicant.
Cllr Edward Willis Fleming	25/0476/MRES East Ward	Personal	Left the meeting and did not vote.	Agent
Cllr Edward Willis Fleming	25/1108/AGR Sidbury Ward	Personal	Remained in the meeting and did not vote	Acquainted with the applicant

**19 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.

**20 Minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 14 May 2025 were signed as a true and accurate record.

## 21 Urgent items

- a) 25/0675/FUL Mr N Hillier Sidmouth Garage, Connaught Road, Sidmouth, EX10 8TT.  
South Ward Conversion of existing building to ground floor flat. Demolition of workshops to be replaced with new dwelling and staircase to existing first floor flat.

### NO OBJECTIONS

Members had considered this application on a previous occasion but were unaware of the high wall behind the property which restricted the potential for redeveloping the site.

Members also asked that the fenestration should be in art deco crittall window style and that the window frames should be coloured.

- b) 25/1052/FUL County House, New Street, Sidmouth, EX10 8AP.  
East Ward Proposed refurbishment of existing shopfront, change of colour of shop front, replacement of external security shutters, replacement of glazing to ground floor retail, replacement of upper floor windows and repairs to external façade.

### SUPPORT:

Members requested that the security shutters should be in burgundy and requested the applicant to consider perforated or transparent shutters.

## 22 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.

- 23 25/1040/LBC Mr Graham Gill Flat 1, Norton Garth Court, Station Road, Sidmouth, EX10 8NY.  
East Ward Retention of 2no. window well covers timber painted with 3 glazed panes on south east and north east elevations.

### NO OBJECTIONS

- 24 25/0881/FUL Mr Robert Nichols Trumps Court, East Street, Sidmouth, Devon, EX10 8BL.  
East Ward Removal of front external door to be replaced with window and installation of mobility scooter charging points on East elevation.

### NO OBJECTIONS

- 25 25/1010/FUL Mrs Julie Salt 29 Ashley Crescent, Sidmouth, Devon, EX10 9UF.  
North Ward Proposed single storey rear extension.

### NO OBJECTIONS

- 26 25/1077/FUL Mrs Jan Light Red Maples, Salcombe Hill Road, Sidmouth, EX10 8JR.  
Salcombe Regis Ward The demolition of 2 existing garages and replacement double garage and relocation of utility room.

### NO OBJECTIONS

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| <b>27</b> | 25/1002/FUL<br>Sidbury Ward | Mr & Mrs<br>Hedley | Springfield Farm, Sidbury. Devon, EX10 0QJ.<br>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). |
|-----------|-----------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**DO NOT SUPPORT:**

Members considered that the proposed development was not in keeping with the existing property and contravened Policy 7 Local distinctiveness of the Sid Valley Neighbourhood Plan.

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| <b>28</b> | 25/1003/LBC<br>Sidbury Ward | Mr & Mrs<br>Hedley | Springfield Farm, Sidbury, Devon, EX10 0QJ.<br>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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**DO NOT SUPPORT:**

Members considered that the proposed development was not in keeping with the existing property and contravened Policy 7 Local distinctiveness of the Sid Valley Neighbourhood Plan.

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| <b>29</b> | 25/1108/AGR<br>Sidbury Ward | Mr Steven<br>Hallett | Lower Sweetcombe Farm, Sidbury, Devon, EX10 0QR.<br>An earth bank slurry lagoon to create 5 months of winter slurry storage for existing dairy herd. The total size of the lagoon will be 0.48 hectares including the banks which will be reinstated with vegetation after construction and the erection of 1.3m high safety fence. (NOTE: This is a Prior Notification and only for the consultation of the Siting and Appearance of the proposal.) |
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**NO OBJECTIONS:**

Members would like planting to be included around the site.

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| <b>30</b> | 25/1076/FUL<br>Sidford Ward | Ms Hannah<br>Barnard | 7 Byes Lane, Sidford, EX10 9QX.<br>Single storey extension to side and rear. |
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**DO NOT SUPPORT:**

Members considered the proposed extension to be an overdevelopment of the plot. They were concerned about the lack of rear access and the proximity to the neighbouring boundary.

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| <b>31</b> | 25/1074/FUL<br>South Ward | Mr Andrew<br>May | 4 Connaught Road, Sidmouth, EX10 8TT.<br>Removal of existing rear bay window, proposed single storey rear extension. |
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**NO OBJECTIONS**

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| <b>32</b> | 25/0971/LBC<br>South Ward | Mrs An Van<br>Hecke | Town House, Station Road, Sidmouth, EX10 8NZ.<br>Remove existing fire surround in living room and install new limestone fire surround; remove 3 courses of brickwork; increase and install new concrete lintel and install slate hearth; increase height of opening. |
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**NO OBJECTIONS**

<b>33</b>	25/0476/MRES West Ward	Messrs Ford (OG Holdings Retirement Benefit Scheme)	Unit 2, Alexandria Industrial Estate, Station Road, Sidmouth. Reserved matters application in respect of landscaping of Phase 1 pursuant to outline planning permission ref. 22/2063/MOUT.
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**NO OBJECTIONS:**

Members wish to see the hedge retained along the boundary with properties in Woolbrook Park.

**34 Trees in Conservation Areas**

<b>a)</b>	25/0935/TCA South Ward	Mr Grizzelle	Sharpsmead, Bickwell Valley, Sidmouth, Devon, EX10 8RF. T1- Dying Leyland cypress - fell to as near ground level as possible. T2- Lawson cypress on boundary - fell to as near ground level as possible. T3- Lawson cypress next to drive - crown lift to approximately 3m. Lightly trim sides.
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**NOTED**

**35 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

<b>a)</b>	25/0890/TRE  Salcombe Regis Ward	Denise Potter	Belvedere Court, Hillside Road, Sidmouth, EX10 8FD. G1: x3 sycamore - fell; Sweet chestnut stump - cut to ground level.
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**APPROVED:** as recommended by the Arboricultural Officer.

<b>b)</b>	25/1118/TRE Sidford Ward	Amanda Green	48 Sidford Road, Sidmouth, Devon, EX10 9LP. T1, Atlas Cedar : reduce width and height by 1.5m, maximum pruning cuts of no more than 60mm.
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**DEFERRED:** Awaiting the Tree Officer's report

<b>c)</b>	25/0906/TRE  South Ward	Mr Allen	8 Sidmount Gardens, Sidmouth, EX10 8XQ. T1, Cupressus Arizonica : fell. Reason poor asymmetric form due to shading by other trees. T2, Mimosa : fell. Reason thin dying crown. G1, Douglas Firs : fell small, dead and suppressed trees amongst the larger trees. Reason small suppressed or dead trees due to shading out.
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**APPROVED:** as recommended by the Arboricultural Officer.

**36 Appeals**

None received

**37 Unsupported decisions**

None received.

**38 Enforcement Letters**

None received.

**39 New East Devon Local Plan**

A new timetable will be considered a future meeting of the Strategic Planning Committee.

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**CHAIR OF THE PLANNING COMMITTEE**