



# SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE  
WOOLCOMBE LANE  
SIDMOUTH  
DEVON  
EX10 9BB

Telephone: 01395 512424  
Email: [enquiries@sidmouth.gov.uk](mailto:enquiries@sidmouth.gov.uk)  
Website: [www.sidmouth.gov.uk](http://www.sidmouth.gov.uk)  
VAT Reg. No. 142 3103 24

To: All Members of the Planning Committee  
Town Clerk

22 January 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 28 January 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](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', 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 14 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.)

- |    |                                       |                      |   |
|----|---------------------------------------|----------------------|---|
| 9  | 25/2596/FUL<br>East Ward              | Mr Lee Clark         | Rosedale, Riverside, Sidmouth, Devon, EX10 8BR.<br>Demolition of Garage and Outbuilding. Proposal to create 2no dwelling houses from a single existing dwelling with a two storey side extension. |
| 10 | 26/0026/FUL<br>Salcombe Regis<br>Ward | Mr Matthew<br>Maslen | Donkey Sanctuary, Mire Lane, Salcombe Regis, Devon, EX10 0NU.<br>Replacement of the existing ice cream hut with a proposed larger hut.  |

- 11** 25/2604/FUL Mr & Mrs Overtoun, Hillside Road, Sidmouth, Devon, EX10 8JG.  
Salcombe Regis Moss Demolition and replacement of single storey extension on the 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.
- 12** 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.
- 13** 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.
- 14** 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.

## **15 Trees in Conservation Areas**

- a)** 25/2553/TCA Spinneybank, Sid Road, Sidmouth, Devon, EX10 9AH.  
Salcombe Regis Ward PROPOSAL: G1, Elm and Holly: dismantle, cutting as close to 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. (DR)
- 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. (DR)
- 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. (DR)

**16 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

None received at the time of the publication of agenda.

**17 Notification of a new Tree Preservation order**

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

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

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

**19 Unsupported decisions**

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

**20 Appeals**

None received at the time of the publication of the 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 2 February: Council

Tues 3 February: Youth Provision

Wed 18 February: Planning Committee

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Wednesday 14 January 2026 at 10.00am**

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

Apologies: Chris Lockyear  
John Loudoun  
Cllr Ian Barlow

Also present : Town Clerk

The meeting started at 10.00 am and finished at 11.00 am

**232 Declarations of Interest**

| Name               | Item / Reference            | Type     | Action Taken                                      | Details of Interest                 |
|--------------------|-----------------------------|----------|---|-------------------------------------|
| Cllr Rachel Perram | 25/2565/FUL<br>Primley Ward | Personal | Remained in the Council Chamber but did not vote. | Acquainted with the property owner. |

**233 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.

**234 Minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 17 December 2025 were agreed and signed as a true and accurate record.

**235 Urgent items**

The Chair and the SVA (Sid Vale Association) advised Members of the poor and deteriorating condition of Sidholme (Richmond Hotel) a Grade II\* Listed building in Sidmouth.

**RESOLVED:** That Officers contact EDDC's Conservation Officers and ask them to request the owner of Sidholme to take preventative measures to preserve the building and prevent further deterioration.

**236 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.

**237** 25/2269/LBC Mr Adam Tudor Cottage, Chapel Street, Sidmouth, Devon, EX10 8ND.  
East Ward Marston- Removal of red plaster in 3no. bedrooms and replace with lime  
Price render; replace ceiling in bedroom 1 and replace tenson board  
along walls of stairway and landing.

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

**238** 25/2555/FUL Kathryn Ball 2 Stevens Lane, Sidmouth, Devon, EX10 9UL.  
North Ward Proposed rear decking.

**RESOLVED:** NO OBJECTIONS

**239** 25/2565/FUL Mr M 70A Malden Road, Sidmouth, EX10 9NA.  
Primley Ward Denning Retrospective application to regularise the site boundary as built.  
Proposed erection of Garage, Summer House and Bin/store Shed.

**RESOLVED:** NO OBJECTIONS

**240** 25/2599/FUL Mr Malcolm 6 Lower Wheathill, Sidmouth, EX10 9UA.  
Primley Ward Pratt Proposed 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.

**RESOLVED:** NO OBSERVATIONS

**241** 25/2559/VAR Chris Shrubbs Strathallan, Sid Lane, Sidmouth, Devon, EX10 9AW.  
Salcombe Regis Variation of condition 1 (approved plans) on planning permission  
Ward 25/1603/VAR (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); proposed changes to projecting gable.

**RESOLVED:**

**DO NOT SUPPORT:** Members reiterated their previously stated preference for the original design, which included a pediment gable and a full-length porch. The revised designs were considered not to be in keeping with the character of the area and surrounding properties and were therefore deemed contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness). Members also noted that the window design had been changed and appeared to have already been installed and therefore expected a retrospective planning application to be submitted.

**242** 25/2519/LBC Mr Peter Sid House, Sid Road, Sidmouth, Devon, EX10 9AH.  
Salcombe Regis Nelson Installation of wall mounted blue plaque on entrance boundary  
Ward wall/pillar.

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

**243** 25/2576/FUL Mr Peter Sunnylands, Salcombe Regis, Devon, EX10 0PA.  
Salcombe Regis Marshman Demolition of existing single story side extension and  
replacement of proposed 2 story side extension.

**RESOLVED:** NO OBJECTIONS

**244** 25/2520/LBC Mr & Mrs Fizz And Feast, Old Post Office, Vicarage Road, Sidmouth, Devon,  
South Ward Allister & EX10 8TD.  
Natasha Retention of new signage 'Fizz and Feast' on side (south)  
Matthews elevation.

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

**245** 25/2579/FUL Ms Tania Springfield, Cheese Lane, Sidmouth, Devon, EX10 8RA.  
South Ward Puddicombe Extension to rear elevation to replace existing timber frame  
extension. Previously approved under 20/2429/FUL, lapsed.

**RESOLVED:** NO OBJECTIONS

**246 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:** DEFERRED: Awaiting the Tree Officer's report

**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:** DEFERRED: Awaiting the Tree Officer's report

- 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:** DEFERRED: Awaiting the Tree Officer's report

#### 247 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/2522/TRE Carolcrest, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.  
South Ward Ginkgo biloba - shorten new growth over roof and remainder of the crown via thinning by 1-2m to leave a natural form. (DR)

**RESOLVED:** APPROVED: as recommended by the Arboricultural Officer.

#### 248 Notification of a new Tree Preservation order

None received

#### 249 Appeals

- a) APP/TPO/U1105/ Peak House, Peak Lodge, Cotmaton Road, Sidmouth, Devon EX10  
10608 8SY.  
The work proposed is T1 Turkey Oak: Fell to ground level.

**The appeal is dismissed.**

#### 250 Unsupported decisions

None received.

#### 251 Enforcement Letters

None received.

#### 252 Enforcement Issues

The Chair of the Planning Committee was concerned about the lack of progress and information regarding enforcement issues within Sidmouth.

**RESOLVED:** That the Chair of the Planning Committee contacts EDDC to ask that the issue of planning enforcement be looked at by the Scrutiny Committee and to copy the MP in to the correspondence.

**253 New East Devon Local Plan**

The Chair reported that second consultation on the new East Devon Local Plan was currently under way. The Committee has considered the amended Housing allocation at their meeting on 26<sup>th</sup> November 2025. Several policies in the new plan were intended to protect special areas identified in Neighbourhood Plans.

**RESOLVED:** That the latest version of the New Local Plan be noted.

.....  
**CHAIR OF THE PLANNING COMMITTEE**