

# SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE  
WOOLCOMBE LANE  
SIDMOUTH  
DEVON  
EX10 9BB

Telephone: 01395 512424

Email: [towncouncil@sidmouth.gov.uk](mailto:towncouncil@sidmouth.gov.uk)

Website: [www.sidmouth.gov.uk](http://www.sidmouth.gov.uk)



To: All Members of the Town Council  
Town Clerk

24 November 2025

For information:

District Councillors for Sidmouth not on the Town Council  
County Councillor for Sidmouth

Dear Sir/Madam,

## **Meeting of Sidmouth Town Council Monday 1 December 2025 at 6.30pm**

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. All Members are requested to read agenda papers in advance of the meeting. If any Member has a query about an agenda item, they should contact the Town Clerk, Chair or Vice Chair prior to the date of the meeting.

Members of the public are very welcome to attend and speak at this meeting during item 6 of the agenda. The Chair of the Council has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Holland', written over a horizontal line.

**Christopher E Holland**  
Town Clerk

## **A G E N D A**

		<u>Page/s</u>
	<b><u>PART 'A'</u></b>	
1	<b>Apologies</b> To receive any apologies for absence.	
2	<b><u>Minutes</u></b> To confirm the minutes of the Town Council meetings held on Monday 13 October and Monday 3 November 2025.	4-7

**3 Declarations of Interest**

To receive any Members' declarations of interest in respect of items on the agenda.

Note: You must also declare the nature of any personal or disclosable pecuniary interests in an item whenever it becomes apparent that you have an interest in the business being considered.

**4 Matters of Urgency or Report from the Chair**

To consider any items that in the opinion of the Chair should be dealt with as matters of urgency because of special circumstances. (Note: such circumstances need to be recorded in the minutes).

**5 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.

**6 Public Open Question Time**

In accordance with Sidmouth Town Council Standing Orders Item 3 (d) – (i) Members of the Public are invited to put a question (one per person), to the Council through the Chair (taking no more than 3 minutes each and for a total of 15 minutes). Please note that in accordance with standing order 3(h), a question shall not give rise to a debate or require an immediate response.

Councillors also have the opportunity to ask questions of the County and District Members during this item whilst giving priority to Members of the public.

*(Members and members of the public are reminded to notify the Town Clerk and concerned of questions to be raised. This arrangement is in place to enable a considered response at the meeting. The Chair of the Council has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time.)*

**7 Ham Infrastructure Works: Update from South West Water**

Following discussion at the last meeting of the Council regarding the timing and delivery of planned works at the Ham and further to meetings with officers and councillors, Alan Burrows, Head of Local Government Affairs and Charlie Ford, Project Manager will update members on the proposed works.

**8 Police and Police Advocate Report**

To receive the Police report (when available) and a report from the Police Advocate, Brown.

*(Members are asked to notify the Town Clerk of questions to be raised in advance of the meeting where possible.)*

9	<p><b>Committees and Working Group Reports</b></p> <p><u>9.1 Planning Committee</u> To receive the report of the Planning Committee meeting held on Wednesday 5 November 2025.</p> <p><u>9.2 Tourism and Economy Committee</u> To receive an update from the Tourism and Economy Committee</p> <p><u>9.3 Environment Committee</u> To receive an update from the Environment Committee</p> <p><u>9.4 Youth Provision Committee</u> To receive an update, if appropriate, from the Chair of Youth Provision</p> <p><u>9.5 Council Resources Working Group</u> To receive an update, if appropriate, from the Chair of the Council Resources Working Group.</p>	<p><u>Page/s</u> 8-12</p>
10	<p><b>Reports from Members with Special Responsibilities</b></p> <p><u>10.1 Finance Report</u> To receive the Finance Report for October 2025.</p> <p><u>10.2 Other Reports from Members with Special Responsibilities</u> To receive any notified reports from other Members.</p>	<p>13-16</p>
11	<p><b><u>Western Esplanade crossing point</u></b> Members to consider plans to install a safe crossing point at the western end of the seafront. The proposal is designed to improve safety and accessibility for both residents and visitors crossing the busy Western Esplanade which has seen an increase in use due to the large sandy beach created as a result of sea defences and particularly during the summer months when traffic levels are at their highest.</p>	<p>17-20</p>
12	<p><b><u>Draft Timetable of Meeting Dates for 2026/27</u></b> Members to note the draft list of advance meeting dates for the 2026/27 civic year. New dates will be agreed and ratified at the Annual Meeting of the Council in May 2026. Please however, note the following changes of dates;</p> <p>a) Tourism and Economy Committee from Wednesday 18<sup>th</sup> March to Wednesday 25<sup>th</sup> March 2026</p> <p>b) Annual Council from Monday 11<sup>th</sup> May to Monday 18<sup>th</sup> May 2026</p>	<p>21-22</p>

***Forthcoming meetings:***

<b>Dec</b>	Mon	08 ENVIRONMENT COMMITTEE
	Wed	10 TOURISM & ECONOMY COMMITTEE
	Wed	17 PLANNING COMMITTEE
<b>Jan</b>	Mon	12 COUNCIL
	Wed	07 PLANNING COMMITTEE
	Mon	19 COUNCIL (ESTIMATES AND GRANTS)
	Wed	28 PLANNING COMMITTEE

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of Sidmouth Town Council**  
**held in the Council Chamber, Woolcombe House,**  
**Woolcombe Lane, Sidmouth**  
**on Monday 13 October 2025 at 6.30pm**

Ward	Councillors Present:
Sidmouth South	Kelvin Dent
	Paul Dodds (Vice Chair)
	Chris Lockyear
	Rachel Perram
	John Nicholson
Primley	Hilary Nelson (Chair)
Sidford	Joanne Dodds
Salcombe Regis	Ian Barlow
	Edward Willis Fleming
Apologies:	Francetta Bridle, Bernie Davis, Mike Goodman
	Stuart Hughes, John Loudoun, Kevin Walker

The meeting started at 6.30pm and finished at 7.00pm

**PART 'A'**

**46 Declarations of Interest**

No Declarations of Interest were received at the meeting.

**47 Matters of Urgency or Report from the Chair**

No matters of urgency were reported at the meeting.

**48 Exclusion of the Public**

**RESOLVED:** that the classification given to the documents to be submitted to the Council, be confirmed, and that the reports relating to exempt information, be dealt with under Part B

**49 Exclusion of the Public and Press**

**RESOLVED:** That under the Public Bodies (Admission to Meetings) Act 1960 the public (including the press) be excluded from the meeting due to the confidential nature of its contents.

**PART 'B'**

**50 Budgets/Estimates**

Councillor Lockyear, Member with Special Responsibility for Finance, presented the Pre-Budget report and asked Members for their comments and questions.

**RESOLVED:**

That: the Pre-Budget schedules as agreed by Members, be accepted and used as a base for compilation of the final budget which would be considered and set in January 2026.

.....  
CHAIR OF THE COUNCIL

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of Sidmouth Town Council**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Monday 3 November 2025 at 6.30pm**

Ward	Councillors Present:
Sidmouth North	Stuart Hughes Stephen Blakeway
Sidmouth South	Kelvin Dent Paul Dodds (Vice Chair) Chris Lockyear John Nicholson Rachel Perram
Salcombe Regis	Edward Willis Fleming Ian Barlow
Primley	Hilary Nelson (Chair) Kevin Walker
Sidford	Mike Goodman

Apologies: Bernie Davis, Lorraine Brown, Joanne Dodds & Francetta Bridle

The meeting started at 6.30pm and finished at 7:50pm.

## **PART 'A'**

### **51 Minutes**

The minutes of the meeting of the Town Council held on Monday 6 October 2025 were signed as a true and accurate record, with the addition of the apologies of Councillor Stephen Blakeway and Councillor Kevin Walker.

### **52 Declarations of Interest**

No Declarations of Interest were received at the meeting.

### **53 Matters of Urgency or Report from the Chair**

- The Chair reported that a Remembrance Day parade followed by a short service would be held on Sunday 9 November, if Members wished to join, they should meet at the Co-op at 10.15am.
- Urgent attention was given to an update from Councillor Lockyear who reported that the Council had received an update from South West Water regarding the tank installation work due to take place at The Ham. Works had already been delayed and were now due to begin on the 24<sup>th</sup> November 2025 with an anticipated end date of the 19<sup>th</sup> June 2026. Concerns were raised about the folk festival being compromised and also that the method of construction may affect the swimming pool and nearby housing. A meeting with adjacent residents had been arranged for the 10<sup>th</sup> November 2025 to discuss their concerns. Councillors felt that inviting Charlie Ford from SWW to the next Council meeting would be beneficial.

**RESOLVED** that South West Water:

- a) Supply a project plan, with clear milestones.
- b) Supply a Schematic Plan of Works including the location of hatches and accessways.

- c) Provide details of potential risks and clear mitigations in the event of slippage, which could involve suspending the work, with sufficient time to reinstate a suitable surface ahead of Sidmouth Folk Festival.
- d) Provide details of any compensation which would be made to the Council in the event of slippage or suspension of works.
- e) To supply all the above a) to d) in writing from a senior executive of South West Water. Attend the next full council meeting on 1 December to fully brief Members.

#### 54 **Public Open Question Time**

There were no questions raised.

#### 55 **Police Advocate Report:**

Councillor Nelson reported that an application for funds for CCTV in the town had been submitted to the Police and Crime Commissioner and that a detailed proposal will be put forward to a future meeting of the Council when funding streams were confirmed. It was also reported that Councillor Nelson would attend a Police Advocacy meeting scheduled for 13 November.

#### 56 **Committee/Working Group Reports**

##### 56.1 Planning Committee Report

Councillor Dent presented the reports of the Planning Committee meeting held on Wednesday 15 October 2025.

In addition, Councillor Dent updated Members on the recent planning application for 'Blackmore Health Centre' in Sidmouth.

**RESOLVED** that the report be noted and agreed.

##### 56.2 Tourism and Economy Committee Report

Councillor Willis Fleming, Chair of the Tourism & Economy Committee, reported he had a meeting scheduled for 4<sup>th</sup> November with the South West Visitor Economy to discuss Tourism data sharing.

He had also asked for quotes from South West Signs and Sign Vision for some advertisement promotion banners that will be displayed at the Woolbrook entrance and The Cricket Club.

**RESOLVED** that the report be noted and agreed.

##### 56.3 Environment Committee Report

Councillor Barlow reported that the next Environment Committee meeting was scheduled for 8 December 2025.

##### 56.4 Council Resources Working Group

The Chair of Council reported that discussions between Sidmouth Town Council and EDDC was on going regarding potential Community Asset Transfers. Following advice from Officers and Senior Councillors and following advice at an open meeting on 27 October hosted by EDDC, the Town Council would be submitting an expression of Interest for assets. They were looking particularly at assets that had community value and support for transfer from local groups

**RESOLVED** that the report be noted and agreed.

##### 56.5 Youth Provision Committee

Councillor Perram, Chair of the Youth Provision Committee, updated Members on the work of the Youth Provision Committee. Councillor Perram reported that the new Youth provision open access sessions for 11–14 year-olds was proving a great success, with an average of 30 young people attending each week.

Councillor Perram also informed Members that:

- a) A new provider for the Mental Health provision was being examined by various groups.

- b) The cinema could be hired out for a Christmas movie for young people in the valley.
- c) There was still a need to try and engage the 'older' young people. The Council would be speaking to Sidmouth College to get some feedback and advice on how to interest this age group.

**RESOLVED that:** The Youth Provision Committee update be noted.

**57 Reports from Members with Special Responsibilities**

57.1 Finance Report

Councillor Lockyear presented the September finance report. It was noted that;

- a) A new high interest account had been opened with Unity Bank.

**RESOLVED** that the report be noted and agreed.

57.2 Sidmouth in Bloom

Councillor Nelson reported that at the recent South West in Bloom awards ceremony in October, Sidmouth missed out on first place in the Champion of Champions award to the city of Truro. Sidmouth was however congratulated on their excellent community cohesion and spirit and huge efforts to improve the town together with the sustainable aims being targeted. There was also a special Lifetime Achievement Award made to Lynette Talbot and Peter Endersby for their dedication and hard work over the years. Members wished to express their thanks to all Sidmouth in Bloom Volunteers and in particular, Lynette Talbot and Peter Endersby.

**RESOLVED:** That the Sidmouth in Bloom report be noted and congratulations and thanks be sent to the Sidmouth in Bloom committee.

57.3 P3 - Devon County Council Parish Paths Partnership Committee

Councillor Walker reported on the excellent recent work of the P3 Committee. He highlighted some volunteer concerns regarding personal insurance when operating machinery. Members agreed that the insurance should be provided for volunteers and that a mechanism should be found as soon as possible for this. It was suggested that the volunteers as a group may need to consider their own insurance that could then be reimbursed through the P3 Committee in a similar way to Friends of the Knowle.

**RESOLVED:** The Town Clerk would communicate the Council and P3 Committee's concerns to Devon County concerning the need for the County Council to provide a solution to the provision of personal insurance for volunteers who were working on a Devon County Council Assets.

.....  
CHAIR OF THE COUNCIL

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Wednesday 5 November 2025 at 10.00am**

Councillors present: Kelvin Dent (Chair)  
Chris Lockyear  
Rachel Perram  
John Nicholson

Apologies: Jo Dodds  
John Loudoun  
Hilary Nelson

Also present : Cllr Ian Barlow  
Town Clerk

The meeting started at 10.00 am and finished at 11.15 am

**136 Declarations of Interest**

<b>Name</b>	<b>Item / Reference</b>	<b>Type</b>	<b>Action Taken</b>	<b>Details of Interest</b>
Cllr Chris Lockyear	25/1628/FUL South Ward	Personal	Abstained from voting.	Acquainted with an objector.
	25/1742/FUL South Ward	Personal	Remained in the Chamber and did vote.	Acquainted with applicant.
Cllr Kelvin Dent	25/1829/MFUL Salcombe Regis	Personal	Remained in the Chamber and did vote.	Acquainted with an objector.

**157 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.

**158 Minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 15 October 2025 were agreed and signed as a true and accurate record.

On further consideration of application 25/1448/TEC, Blackmore Health Centre, which had an observation of DO NOT SUPPORT, Members resolved to delete reference to Policy 2 of the Sid Valley Neighbourhood Plan as the proposed development would not interfere with the protected view. However, the inclusion of an additional storey would impact on the environmental quality of Blackmore Gardens, which included Peacock lawn immediately adjacent, contrary to Policy 1 of the Neighbourhood plan as well as causing loss of light to the properties in May Terrace contrary to Policy 6. Members did not wish to amend the further reason for not supporting the application b) Housing Mix and Affordability remains unchanged.

**159 Urgent items**  
None received

**160** 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.

- 161** 25/2017/FUL                      Mr Matthew                      Sidmouth Rugby Club, Heydons Lane, Sidmouth, Devon, EX10 8NJ.  
East Ward                      Barrett                      Erection of 8 no. floodlighting lighting columns with 8 no. luminaires to existing  
(Sidmouth                      rugby pitch following removal of 3 no. lighting columns.  
Rugby Club)

**NO OBJECTIONS**

- 162** 25/2030/LBC                      Mr Ian Downie                      7 Cambridge Terrace, Salcombe Road, Sidmouth, EX10 8PL.  
East Ward                                           Replace existing gate and railings in front garden; repair roof front and rear  
elevation; front elevation: replace front door; replace veranda at first floor  
front elevation; replace render; replace decorative fascias and gutters; replace  
downpipes and guttering. Rear elevation: replace render; replace kitchen  
door; replace and rationalise rainwater goods and soil pipe. Windows: Ground  
floor windows front and rear W2 repair, W3 repair/replace W5, W6, W7 and  
W8 replace. 4no. windows at ground rear elevation are to be replaced and  
openings altered. First floor windows front and rear - W1, W2, W3 and W4  
repair and W5 repair/replace. Second floor widows front and rear W6, W7 and  
W8 repair. First floor: Combine WC and bathroom on first floor to create a  
single bathroom. Second floor: formation of new WC; repair spine wall &  
remove cupboard. Ground floor: install new steps from kitchen to utility;  
remove wall nib in kitchen; investigate damp in rear utility wall; uncover  
boarded up fireplace

**NO OBJECTIONS:** Subject to the views of the Conservation Officer.

- 163** 25/1950/FUL                      Mr Mervyn                      Trow Cottage, Salcombe Regis, Sidmouth, EX10 0PA.  
Salcombe Regis                      Pawsey                      Two storey rear extension and dormer window.

**NO OBJECTIONS**

- 164** 25/1829/MFUL                      Mr Viv Evans                      Brownlands, Sid Road, Sidmouth, EX10 9AG.  
Salcombe Regis                                           Conversion of dwellinghouse into 8no. self-contained dwellings.

**NO OBJECTIONS:**

Members raised no objection to the proposal. However, they requested that the parking layout be reconsidered to make more efficient use of the available space and to provide adequate visitor parking. Members also requested that a condition be applied to ensure the dwellings are occupied as full-time residences and not used as holiday homes or short-term lets.

- 165** 25/2129/VAR                      Mr & Mrs                      Springfield Farm, Sidbury, Devon, EX10 0QJ.  
Sidbury Ward                      Hedley                      Variation of condition no.2 (approved plans) on Planning Permission  
25/1002/FUL (Demolition of the existing single-storey side extension and  
erection of a replacement single-storey side extension incorporating 1no.  
Velux rooflight; demolition of the existing lean-to single-storey rear extension;  
installation of new windows and doors to the north-west and north-east  
elevations; and installation of a new boiler flue) Changes to fenestration,

construction of single storey rear extension replacing demolished utility, and link to outbuilding.

#### NO OBJECTIONS

- 166** 25/2130/VAR Sidbury Ward Mr & Mrs Hedley Springfield Farm, Sidbury, Devon, EX10 0QJ.  
Variation of condition no. 2 (approved plans) on Listed Building Consent 25/1003/LBC (Demolition of the existing single-storey side extension and lean-to rear extension; erection of a new single-storey side extension with 1no. Velux rooflight; insertion of 1no. Velux rooflight within the south-east roof plane above the en-suite; installation of new windows and doors to the north west and north-east elevations; internal alterations to the existing building; and installation of a new boiler flue) Changes to fenestration, construction of single storey rear extension replacing demolished utility, and link to outbuilding. Changes to internal openings and new partition wall.

**NO OBJECTIONS:** Subject to the views of the Conservation Officer.

- 167** 25/1914/LBC Sidbury Ward Mr Peter Legowski Buckley Hill Cottage, Bridge Street, Sidbury, Sidmouth, EX10 0RZ.  
Construction of a single storey kitchen extension on south east elevation.

**DEFERRED:** The Council had received notification of two additional application for Buckley Hill cottage after the Agenda was published and the Members agreed that it would be preferential to take the three applications together in the next Sidmouth Town Council Planning Committee meeting.

- 168** 25/2065/FUL Sidford Ward Mrs Annette Witheridge The Salty Monk, Church Street, Sidford, Sidmouth, EX10 9QP.  
Change of use of guest house (use class C1 hotels) to form single independent dwellinghouse (use class C3 dwellinghouses).

#### DID NOT SUPPORT:

Members considered that the application which would result in the loss of visitor accommodation in a community which relied on visitor income was contrary to the emerging East Devon Local Plan (Policy 54, Resisting the loss of Employment sites) and the Sid Valley Neighbourhood Plan (Policy 18, Employment Land).

- 169** 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.

#### OBJECT

Members were concerned that the proposal did not enhance or preserve the Conservation Area, the character of which predominantly comprises large houses on large plots. The design was also considered not to be in keeping with the surrounding properties including a number of "Sampson" houses and was therefore deemed contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness).

- 170** 25/1742/FUL South Ward Patrick Murphy Silver Howe, Boughmore Road, Sidmouth, Devon, EX10 8SH.  
Construction of a detached carport; alterations to fenestration and replacement windows on main dwelling; widening of access and replacement wrought Iron gates to match the existing.

#### DID NOT SUPPORT:

Members maintained their concerns regarding the proposed location of the carport/garage, as they considered it detracted from the symmetry of the property. They noted that the original Sampson designs positioned the garages at the bottom of the drive to preserve the visual balance of the house, and Members suggested that this arrangement should be retained. They also requested that the applicants preserve the original design of the detailed flint pitched tops on the

entrance pillars, as these were an important feature of the street scene.

- 171** 25/2086/FUL Mr & Mrs Kirk 2 Sidlands, Sidmouth, Devon, EX10 8UE.  
South Ward Increase in roof pitch, addition of dormers to the South elevation, roof lights and dormer window on the North elevation and addition of cladding.

**OBJECT:**

Members considered that the proposals were not in keeping with the character of the area or the vernacular design of the surrounding properties. They therefore deemed the application to be contrary to Policy 7 (Local Distinctiveness) of the Sid Valley Neighbourhood Plan.

- 172** 25/1976/FUL Dr Gavin Ansell 2 Convent Fields, Sidmouth, Devon, EX10 8QR.  
South ward Installation of a gate to provide pedestrian access from rear garden, through hedge, to adjacent footpath on Convent Road.

**NO OBJECTIONS:** Members would prefer to see the gate opening inwards for safety reasons.

- 173** 25/2068/FUL Mr Dom Narey 17 Balfours, Sidmouth, EX10 9EF.  
West Ward Proposed single storey side extension, construction of ramp and balustraded steps to the rear and addition of cladding and render.

**DID NOT SUPPORT:**

Members considered that the proposals, particularly the addition of cladding, were not in keeping with the character of the area or the vernacular design of the surrounding properties. They therefore deemed the application to be contrary to Policy 7 (Local Distinctiveness) of the Sid Valley Neighbourhood Plan.

- 174** 25/2084/FUL Rob and Judy Tree Tops, 5 Ridgeway Mead, Sidmouth, Devon, EX10 9DT.  
West Ward Heathcock Reconstruction of garage, utility area and rear sunroom, addition of front porch.

**NO OBJECTIONS**

- 175** **Trees in Conservation Areas**  
None received

- 176** **Tree Preservation Orders**  
Applications relating to Trees protected by a Tree Preservation Order.

- a)** 25/1888/TRE 78 Primley Road, Sidmouth, Devon, EX10 9LB.  
Primley Ward T16: Monterey Cypress - remove low hanging branches on south west side.  
Trim new growth 2-3m as necessary along eastern fringe, south-east to north of tree. (DR)

**NOTED**

- 177** **Appeals**

- a) Appeal Ref: Mr Gary Burns Salcombe Regis Camping and Caravan Park, Salcombe Regis, Sidmouth EX10  
APP/U1105/W/25/33 OJH.  
69422

Decision: 1. The appeal is allowed and the planning permission Ref 24/2174/VAR for retention of caravans during 4 winter months on existing bases at Salcombe Regis Camping and Caravan Park, Salcombe Regis, Sidmouth

EX10 OJH granted on 7 April 2025 by East Devon District Council, is varied by deleting condition 2 and substituting for it the following condition:

2) The units of accommodation hereby approved:  
Shall be occupied for holiday purposes only; Shall not be occupied as a person's sole, or main place of residence; and the owners/operators of Salcombe Regis Camping and Caravan Park shall maintain an up-to-date register of the names of all owners/occupiers of individual static caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

b) Appeal Ref: Mr S Conway Land South of Hillside, Salcombe Regis.  
APP/U1105/W/25/33 Decision:1. The appeal is dismissed.  
65290

**178 Unsupported decisions**

- a) 25/1570/FUL Lin Wallwork 11 Cranford, Sidmouth, Devon, EX10 8UT.  
South Ward Single storey side extension.  
**STC: DO NOT SUPPORT EDDC: APPROVED**
- b) 25/1486/FUL Mr Fionn 35 Newlands Road, Sidmouth, Devon, EX10 9NL.  
Primley Ward Wardrop Single storey side extension, garage conversion, addition of cladding and associated works.  
**STC: DO NOT SUPPORT EDDC: APPROVED**
- c) 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.  
**STC: NO OBJECTIONS EDDC: NO DECISION. APPEAL LODGED AGAINST NON-DETERMINATION**
- d) 25/1076/FUL Ms Hannah 7 Byes Lane, Sidford, EX10 9QX.  
Sidford Ward Barnard Single storey extension to side and rear.  
**STC: DID NOT SUPPORT EDDC: APPROVED**
- e) 25/1003/LBC Mr & Mrs Springfield Farm, Sidbury, Devon, EX10 0QJ.  
Sidbury Ward Hedley 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.  
**STC: DO NOT SUPPORT EDDC: APPROVED FOLLOWING AMENDED PLANS.**

**179 Enforcement Letters**  
None received.

**180 New East Devon Local Plan**  
Nothing further to update

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

**Sidmouth Town Council - Detailed Income and Expenditure Report**

**Month 7 - October 2025**

	Actual Current Month	Actual Year to Date	Current Annual Budget	Budget Balance	Cummulative To + / From - EMReserves
<b><u>Council Services</u></b>					
1 Youth Service Support	2,789	21,578	54,000	32,422	0
2 Youth Provision income	-750	-750	0	750	0
3 Flower Beds, Planters & Watering	0	12,877	20,000	7,123	0
4 Christmas Lighting & Events	0	8,500	17,500	9,000	0
5 Donation to Christmas Lighting (Income)	-1,750	-1,750	-1,750	0	0
6 Tourism Promotion	159	24,379	50,000	25,622	0
7 Tourism Promotion Income	0	-4,619	-15,000	-10,381	0
8 Verge Cutting, Town Maintenance & Weeding	4,334	17,600	26,000	8,400	0
9 Verge Cutting DCC Grant (Income)	0	0	-5,100	-5,100	0
10 Street Furniture	0	0	2,000	2,000	0
11 Sidmouth Information Centre	10,001	35,001	44,000	8,999	0
12 Water Fountains & Defib Mtce	385	1,710	3,000	1,290	0
13 Dog Hygiene Bins	0	0	2,000	2,000	0
14 War Memorials	0	0	500	500	0
15 Parish Paths Partnership Payments	807	1,406	0	-1,406	-1,406
16 Parish Paths Partnership (Income)	0	-4,230	0	4,230	4,230
	<b>£15,975</b>	<b>£111,702</b>	<b>£197,150</b>	<b>£85,449</b>	<b>£2,824</b>

**Sidmouth Town Council - Detailed Income and Expenditure Report**

**Month 7 - October 2025**

	Actual Current Month	Actual Year to Date	Current Annual Budget	Budget Balance	Cummulative To + / From - EMReserves
<b><u>Discretionary Expenditure</u></b>					
17 Festival and Events Grant	0	56,700	56,700	0	0
18 Special Funding Support	0	31,500	31,500	0	0
19 Community Small Grants	1,600	20,880	19,030	-1,850	0
20 Sidmouth Regatta	234	43,787	22,000	-21,787	0
21 Donation to Sidmouth Regatta (Income)	-81	-24,125	-10,000	14,125	0
22 Environment Committee	1,665	4,446	4,000	-446	0
23 Donation to use of Marquee (Income)	0	-50	0	50	0
24 Community Projects	0	0	0	0	0
25 Community Infrastructure Levy Payments	0	0	0	0	0
26 Community Infrastructure Levy (Income)	-1,134	-2,395	0	2,395	0
27 Rayson Bequest - Fireworks/Light Displays	0	5,000	0	-5,000	-3,750
28 Rayson Bequest - Natural/Sidmouth History	0	0	0	0	0
29 Rayson Bequest - Party/Celebrations	0	0	0	0	0
30 Woolley Bequest Payments	0	0	0	0	0
	<b>£2,284</b>	<b>£135,743</b>	<b>£123,230</b>	<b>-£12,513</b>	<b>-£3,750</b>

Cummulative

# Sidmouth Town Council - Detailed Income and Expenditure Report

## Month 7 - October 2025

	Actual Current Month	Actual Year to Date	Current Annual Budget	Budget Balance	To + / From - EMReserves
<b><u>Woolcombe House</u></b>					
31 Services Gas/Water/Elec	345	2,196	8,500	6,304	0
32 Woolcombe House Business Rate	3,618	8,802	10,500	1,698	0
33 Woolcombe House (Loan Interest&Repayment)	0	7,444	14,890	7,446	0
34 Woolcombe House-General Maintenance	1,660	6,730	10,000	3,270	0
	<b>£5,623</b>	<b>£25,172</b>	<b>£43,890</b>	<b>£18,718</b>	<b>£0</b>
<b><u>Other Property</u></b>					
35 Alma Lane Field	0	0	500	500	0
36 Youth Premises Provision	51	3,177	62,000	58,823	0
37 Manstone Sports and Play Areas	88	1,237	3,000	1,763	0
38 Long Park & Play Area	103	1,461	3,000	1,539	0
39 Long Park Public Conveniences	2,533	7,584	45,000	37,416	0
40 The Arches	4,469	11,929	35,000	23,071	0
41 Arches Public Conveniences servicing	1,591	5,482	20,000	14,518	0
42 The Arches East (Income)	0	-15,908	-28,000	-12,092	0
43 Conservatory Maintenance	0	264	2,000	1,736	0
44 Knowle Parkland & Amphitheatre	1,465	11,799	15,000	3,201	0
45 Knowle Parkland & Amphitheatre (Income)	0	0	0	0	0
46 Stowford Community Centre	0	0	0	0	0
47 Fire Beacon Nature Reserve	0	0	0	0	0
48 Fire Beacon Nature Reserve (Income)	0	0	0	0	0
49 Sidmouth Golf Club (Income)	0	-5	-5	0	0
50 Elec Pole Rent (Income)	0	-41	-40	1	0
	<b>£10,300</b>	<b>£26,979</b>	<b>£157,455</b>	<b>£130,476</b>	<b>£0</b>
<b><u>Trust Property</u></b>					
<b><u>The Ham</u></b>					
51 The Ham Ground Mtce	133	1,415	2,000	585	0
52 The Ham Other Mtce	470	3,995	10,000	6,005	0
53 The Ham Play Equipment	0	0	2,000	2,000	0
54 The Ham Utility Building	18	1,498	20,000	18,502	0
55 The Ham 3Phase Power	1,537	2,830	6,000	3,170	0
56 The Ham Rent (Income)	0	-10,644	-11,000	-356	0
<b><u>Manstone</u></b>					
57 Manstone Land Ground Mtce	73	911	900	-11	0
58 Manstone Other Maintenance	0	0	1,600	1,600	0
59 Manstone Rent (Income)	0	-771	-1,640	-869	0

**Salcombe Regis**

60	S.R. Allotment Field	0	0	0	0
61	S.R. Recreation Field	23	0	-23	0
62	S.R. Recreation Field Rent (Income)	-693	-670	23	0
		<b>£2,231</b>	<b>-£1,436</b>	<b>£29,190</b>	<b>£30,626</b>
					<b>£0</b>

**Sidmouth Town Council - Detailed Income and Expenditure Report****Month 7 - October 2025**

		Actual Current Month	Actual Year to Date	Current Annual Budget	Budget Balance	Cummulative To + / From - EMReserves
<b><u>Members</u></b>						
63	Members/Chair's Allowances	0	6,149	7,400	1,251	0
64	Chair's Expenses	0	0	2,000	2,000	0
65	Members Expenses/Training	0	69	1,000	931	0
66	Elections	0	0	1,000	1,000	0
67	Civic & Hospitality	0	113	1,000	887	0
68	Civic Regalia	0	142	1,000	858	0
		<b>£0</b>	<b>£6,473</b>	<b>£13,400</b>	<b>£6,927</b>	<b>£0</b>
<b><u>Staff</u></b>						
69	Salaries	14,507	93,753	160,000	66,247	0
70	Pensions	2,846	18,381	32,500	14,119	0
71	Staff Eye Tests	0	0	100	100	0
72	Training & Conferences	72	256	500	244	0
73	Officers Expenses	0	469	500	31	0
		<b>£17,425</b>	<b>£112,859</b>	<b>£193,600</b>	<b>£80,741</b>	<b>£0</b>
<b><u>Office Expenses</u></b>						
74	Postage	87	87	500	413	0
75	Stationery	310	1,516	1,500	-16	0
76	Telephone	1,043	3,140	5,500	2,360	0
77	Subscriptions	0	2,897	3,000	103	0
78	Photocopier	0	390	800	410	0
79	Internet, website and webcams	1,500	4,635	6,000	1,365	0
80	I.T. Software Contracts	2,174	3,879	4,500	621	0
81	I.T. Maintenance Support	0	1,229	6,000	4,771	0
82	Advertisements	0	0	1,000	1,000	0
83	Audit	1,680	2,080	2,500	420	0
84	Insurance	0	6,903	7,500	597	0
85	Sundry	93	132	1,000	868	0
86	Bank Charges	76	150	300	150	0
87	Bank Interest Received (Income)	0	-10,559	-20,000	-9,441	0
		<b>£6,963</b>	<b>£16,479</b>	<b>£20,100</b>	<b>£3,621</b>	<b>£0</b>

**Sidmouth Town Council - Detailed Income and Expenditure Report  
Month 7 - October 2025**

	Actual Current Month	Actual Year to Date	Current Annual Budget	Budget Balance	Cummulative To + / From - EMReserves
<b>Expense Group Totals</b>					
Council Services	15,975	111,702	197,150	85,449	2,824
Discretionary Expenditure	2,284	135,743	123,230	-12,513	-3,750
Woolcombe House	5,623	25,172	43,890	18,718	0
Other Freehold Property	10,300	26,979	157,455	130,476	0
Trust Property	2,231	-1,436	29,190	30,626	0
Members	0	6,473	13,400	6,927	0
Staff	17,425	112,859	193,600	80,741	0
Office Expenses	6,963	16,479	20,100	3,621	0
Precept Received	0	-778,015	-778,015	0	
<b>Net Income over Expenditure</b>	<b>£60,801</b>	<b>-£344,044</b>	<b>£0</b>	<b>£344,044</b>	<b>-£926</b>

<b>Current/Deposit Bank Accounts</b>	£1,500,484
of which:	
<b>Woolley Bequest</b>	£2,963
<b>Rayson Bequest Fireworks/Light Displays</b>	£55,660
<b>Rayson Bequest Natural/Sidmouth History</b>	£65,709
<b>Rayson Bequest Party/Celebrations</b>	£64,208
<b>Earmarked Reserves</b>	£759,187
<b>General Reserve at 1Apr24</b>	£227,674
<b>Balance of Precept held</b>	£344,970
<b>Control accounts</b>	-£19,886
<b>Outstanding Year End Creditors</b>	

<b>Report to:</b>	Council
<b>Date of Meeting:</b>	1 December 2025
<b>Public Document:</b>	Yes
<b>Exemption:</b>	None

## **Western Esplanade Crossing Point**

### **Report Summary:**

Following discussions and support from Devon County Council, Sidmouth Town Council is considering plans to install a safe crossing point at the western end of the Esplanade. The proposal, of the 'table top crossing' variety, is designed to improve safety and accessibility for both residents and visitors crossing the busy Western Esplanade which has seen an increase in beach use, particularly during the summer months when traffic levels are at their highest.

The scheme has undergone prior review by East Devon District Council (EDDC) and the Environment Agency. The project is now with Devon County Council Highways for final technical assessment and delivery planning. As the works are located entirely within the public highway, no separate planning permission is required.

The crossing would enhance pedestrian links between the seafront, car parks and cafés contributing to a safer environment along Sidmouth's seafront.

### **RECOMMENDED:**

#### **That members:**

- **Note that the scheme has already received approval from EDDC and the Environment Agency have stated that they need no involvement in the scheme, so now this is currently under final review by Devon County Council Highways.**
- **Support, in principle the installation of a formal pedestrian crossing on Sidmouth Esplanade.**
- **Consider making an application to EDDC to release part of Sidmouth Tourism S106 funds towards the project.**
- **Receive a further update once final plans and costings are confirmed.**

### **Financial Implications:**

Initial estimates suggest total costs of no more than £20,000 covering materials and installation.

Some additional costs may arise from any required signage.

### **Legal implications:**

As the works are to be carried out within the public highway, no formal planning permission is required. The project will proceed under the Road Traffic Regulation Act 1984, with Devon County Council acting as the Highway Authority.

All works will comply with the Traffic Signs Regulations and General Directions 2016.

### **Equalities implications:** No identified impact in respect of the Council's Equality and Diversity Policy.

The proposed crossing will improve accessibility and safety for all pedestrians, particularly those with mobility challenges, visual impairments and parents with pushchairs.

## **Environmental Implications:**

The proposed works have been reviewed by the Environment Agency, which has confirmed that the sea wall is an asset belonging to EDDC and therefore need no involvement in the scheme.

Construction will take place within the existing highway footprint, minimising disruption to the natural landscape and marine environment.

Where possible, materials with a lower environmental impact will be used. The improved pedestrian access may also encourage walking over short car journeys, supporting Sidmouth's wider sustainability goals.

## **Main Report**

Following discussions with and support from Devon County Council who were not in a financial position to be able to deliver such a scheme, the proposal for a safe crossing point at the Western end of the Esplanade has been developed by Sidmouth Town Council. This is in response to community feedback regarding safety and accessibility along Sidmouth's busy Esplanade, particularly at the western end where beach activity levels are high. Over the past year, preliminary discussions have taken place between Sidmouth Town Council, East Devon District Council, Devon County Council Highways and the Environment Agency, resulting in design approval and environmental clearance. The crossing point would be of a 'table top' design and an example can be seen included with the report as well as the initial draft plans.

A combined Stage 1 and Stage 2 Road Safety Audit, carried out by Sands Engineering, has confirmed that the proposed design meets national safety and technical standards.

The scheme is currently under final review by Devon County Council Highways, which will confirm the technical design, safety compliance and delivery arrangements.

## **Next Steps:**

- Sidmouth Town Council to formally approve the proposal in principle
- Devon County Council Highways to finalise technical design and safety compliance
- Public communication and scheduling of works following approval
- Construction to take place outside the peak summer season to minimise disruption

## **Conclusion**

The proposed Sidmouth seafront pedestrian crossing represents a carefully planned and fully assessed improvement to local infrastructure. The combined Stage 1 and 2 Road Safety Audit, together with approvals from EDDC and the Environment Agency demonstrate that the scheme is both safe and environmentally responsible.


Subject to Town Council endorsement and final confirmation by Devon County Council Highways, the project is ready to move forward to delivery. The crossing will provide a lasting benefit to residents and visitors, strengthening Sidmouth's reputation as a safe and accessible destination.

Site Location Plan - 1:2500



Google Street View Extract - N.T.S

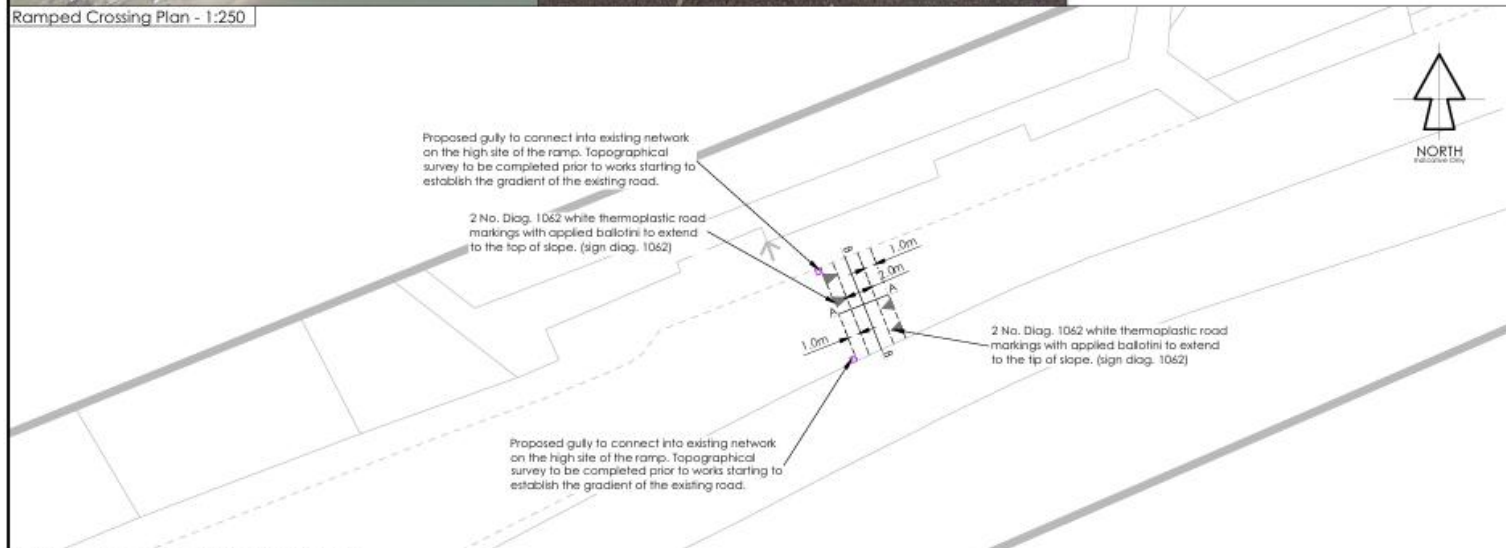


 Exact location and depth of existing services to be confirmed prior to construction

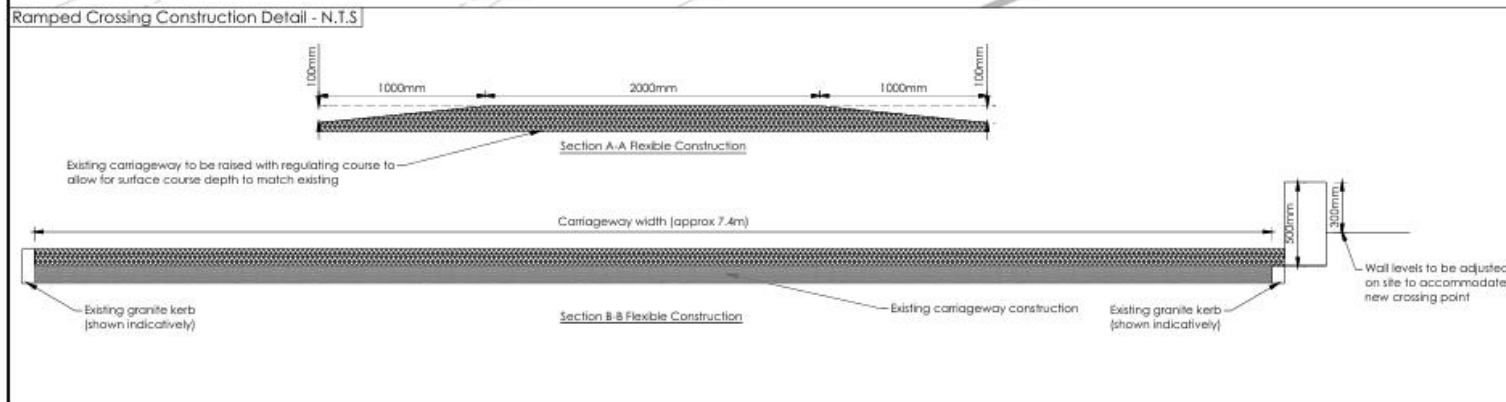
NOTES:

1. DO NOT SCALE from this drawing as liable to distort
2. This drawing is to be read in conjunction with all other relevant Engineers, Architects and Specialists drawings and specifications
3. Any variations with line, level or specification of the proposed works should be reported to the Engineer prior to commencement

Ramped Crossing Plan - 1:250



Ramped Crossing Construction Detail - N.T.S



P01 12/1/24 Initial Issue BK/DJR  
 Rev Date Description DM/CHB  
 Drawing revision denotes the following stages:  
 P- Preliminary, T- Tender, C- Construction, R- Record/As Built  
**PRELIMINARY**  
**Civil & Structural**  
**Chartered Engineers**  
 Sands Consultancy  
 Hems Court, Longbrook Street  
 Buxton, Derby, S14 6AP  
 T: 01292 421600  
 sands@sands-consultancy.co.uk  
 www.sands-consultancy.co.uk

Client  
**SIDMOUTH TOWN COUNCIL**  
**WOOLCOMBE HOUSE**  
**WOOLCOMBE LANE**  
**SIDMOUTH, DEVON**  
**EX10 9BB**

Project Title  
**PROPOSED DEVELOPMENT AT**  
**SIDMOUTH SEAFRONT**  
**SIDMOUTH**  
**DEVON**

Drawing Title  
**SEAFRONT CROSSING PLAN**

Scale/View AS SHOWN/A2 Date November 2024

Drawn by Ben Kennell Checked by David Rowe

Sands Project No. 2024.258 Client Project No. -

Drawing No. 2002 Revision P01



**SIDMOUTH TOWN COUNCIL  
LIST OF MEETING DATES  
JAN 2026 – MAY 2027**

*Council and Committee meetings will be held at the  
Council Chamber, Woolcombe House unless otherwise stated.*

**2026**

JANUARY	Mon	12	COUNCIL
	Wed	07	PLANNING COMMITTEE
	Mon	19	COUNCIL (ESTIMATES & GRANTS)
	Wed	28	PLANNING COMMITTEE
FEBRUARY	Mon	02	COUNCIL
	Wed	18	PLANNING COMMITTEE
MARCH	Mon	02	COUNCIL
	Wed	11	PLANNING COMMITTEE
	Wed	25	TOURISM & ECONOMY COMMITTEE
APRIL	Wed	01	PLANNING COMMITTEE
	Mon	13	COUNCIL & TOWN ASSEMBLY ( <i>Venue tba</i> )
	Mon	20	ENVIRONMENT COMMITTEE
	Wed	22	PLANNING COMMITTEE
MAY	Mon	18	ANNUAL COUNCIL
	Wed	13	PLANNING COMMITTEE
	Tue	19	YOUTH PROVISION
JUNE	Mon	01	COUNCIL
	Wed	03	PLANNING COMMITTEE
	Wed	17	TOURISM & ECONOMY COMMITTEE
	Wed	24	PLANNING COMMITTEE
JULY	Mon	06	COUNCIL
	Mon	13	ENVIRONMENT COMMITTEE
	Wed	15	PLANNING COMMITTEE
AUGUST	Mon	03	COUNCIL
	Wed	12	PLANNING COMMITTEE
	Tue	18	YOUTH PROVISION
SEPTEMBER	Mon	07	COUNCIL
	Wed	09	PLANNING COMMITTEE
	Wed	23	TOURISM & ECONOMY COMMITTEE
	Wed	23	PLANNING COMMITTEE
	Mon	28	ENVIRONMENT COMMITTEE
OCTOBER	Mon	05	COUNCIL
	Tue	06	YOUTH PROVISION
	Mon	12	COUNCIL (PRE-BUDGET)
	Wed	14	PLANNING COMMITTEE

NOVEMBER	Mon	02	COUNCIL
	Wed	04	PLANNING COMMITTEE
	Tue	10	YOUTH PROVISION
	Wed	25	PLANNING COMMITTEE
DECEMBER	Mon	07	COUNCIL
	Wed	09	TOURISM & ECONOMY COMMITTEE
	Wed	16	PLANNING COMMITTEE

## 2027

JANUARY	Mon	11	COUNCIL
	Wed	06	PLANNING COMMITTEE
	Wed	13	ENVIRONMENT COMMITTEE
	Mon	18	COUNCIL (ESTIMATES & GRANTS)
	Wed	27	PLANNING COMMITTEE
FEBRUARY	Mon	01	COUNCIL
	Tue	09	YOUTH PROVISION
	Wed	17	PLANNING COMMITTEE
MARCH	Mon	01	COUNCIL
	Wed	10	PLANNING COMMITTEE
	Wed	24	TOURISM & ECONOMY COMMITTEE
APRIL	Mon	05	COUNCIL & TOWN ASSEMBLY ( <i>Venue tba</i> )
	Wed	07	PLANNING COMMITTEE
	Mon	19	ENVIRONMENT COMMITTEE
	Wed	21	PLANNING COMMITTEE
MAY	Mon	17	ANNUAL COUNCIL
	Wed	12	PLANNING COMMITTEE
	Tue	18	YOUTH PROVISION

### Notes

- All meetings listed above are open to the public. The public may, however, be asked to leave some meetings on specified grounds.
- Trustee meetings will be held as required at the rising of a Council meeting. An agenda will be published for these in the normal way.