

**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.

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| <b>101</b> | 25/1224/MRES<br>East Ward | Messrs Ford<br>(OG Holdings Retirement Benefit Scheme) | Alexandria Industrial Estate, Station Road, Sidmouth.<br>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**

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| <b>102</b> | 25/1611/FUL<br>East Ward | Mr Paul Turner (Costa Coffee) | The Old Ship, Old Fore Street, Sidmouth, Devon, EX10 8LP.<br>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.

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| <b>103</b> | 25/1463/FUL<br>East Ward | Mr Tony Hillier | 4 Counters Court, Mill Street, Sidmouth, Devon, EX10 8DW.<br>Retrospective planning permission for hard landscaping works and the erection of a detached bicycle shed clad in cedar.<br>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.

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| <b>104</b> | 25/0998/VAR<br>North Ward | South West Norse | Sidmouth C Of E Primary School, Manstone Avenue, Sidmouth, Devon, EX10 9TJ.<br>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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| <b>105</b> | 25/1603/VAR<br>Salcombe Regis<br>Ward | Chris Shrubbs | Strathallan, Sid Lane, Sidmouth, Devon, EX10 9AW.<br>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 pediment gable 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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| <b>106</b> | 25/1539/LBC<br>Salcombe Regis<br>Ward | Miss Hannah<br>Jones | 2 Sid Bank, Sid Lane, Sidmouth, Devon, EX10 9AW.<br>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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| <b>107</b> | 25/1458/FUL<br>Sidbury Ward | Mr Jon<br>Simpson | Chineway, Farm Putts Corner, Sidbury, Sidmouth, EX10 0QQ.<br>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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| <b>108</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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**NOTED:** Permission had been granted before the Committee had had an opportunity to comment.

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| <b>109</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) 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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| <b>110</b> | 25/1086/FUL<br>Sidford Ward | Dr E Morris | Trenoweth, Coreway, Sidford, Sidmouth, EX10 9SE.<br>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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| <b>111</b> | 25/1532/LBC<br>South Ward | Mr S<br>Kussman and<br>Mr G<br>Ward | Magnolia Cottage, Littlecourt House, Seafieid Road, Sidmouth, Devon, EX10 8HF.<br>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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| <b>112</b> | 25/1742/FUL<br>South Ward | Patrick<br>Murphy | Silver Howe, Boughmore Road, Sidmouth, Devon, EX10 8SH.<br>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** Members considered that the proposed location of the carport and hobby room detracted from the house. They would prefer 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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| <b>a)</b> | 25/1559/TCA<br>South Ward | Mr Roger<br>Flynn | Long Orchard, Elysian Fields, Sidmouth, Devon, EX10 8UH.<br>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>b)</b> | 25/1600/TCA<br>South Ward |  | Bickwell Brook, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.<br>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  
South Ward
- Bickwell Cottage, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.  
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  
South Ward
- Woodrising, Bickwell Valley, Sidmouth, Devon, EX10 8RF.  
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:** as 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**