

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

Name	Item / Reference	Type	Action Taken	Details of Interest
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 East Ward	Mr Matthew Barrett (Sidmouth Rugby Club)	Sidmouth Rugby Club, Heydons Lane, Sidmouth, Devon, EX10 8NJ. Erection of 8 no. floodlighting lighting columns with 8 no. luminaires to existing rugby pitch following removal of 3 no. lighting columns.
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NO OBJECTIONS

162	25/2030/LBC East Ward	Mr Ian Downie	7 Cambridge Terrace, Salcombe Road, Sidmouth, EX10 8PL. 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
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

163	25/1950/FUL Salcombe Regis	Mr Mervyn Pawsey	Trow Cottage, Salcombe Regis, Sidmouth, EX10 0PA. Two storey rear extension and dormer window.
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NO OBJECTIONS

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

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| 165 | 25/2129/VAR
Sidbury Ward | Mr & Mrs
Hedley | Springfield Farm, Sidbury, Devon, EX10 0QJ.
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. |
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NO OBJECTIONS

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

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| 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. |
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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.

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| 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). |
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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).

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| 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. |
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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).

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| 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. |
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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.

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

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| 172 | 25/1976/FUL
South ward | Dr Gavin
Ansell | 2 Convent Fields, Sidmouth, Devon, EX10 8QR.
Installation of a gate to provide pedestrian access from rear garden, through hedge, to adjacent footpath on Convent Road. |
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NO OBJECTIONS: Members would prefer to see the gate opening inwards for safety reasons.

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

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| 174 | 25/2084/FUL
West Ward | Rob and Judy
Heathcock | Tree Tops, 5 Ridgeway Mead, Sidmouth, Devon, EX10 9DT.
Reconstruction of garage, utility area and rear sunroom, addition of front porch. |
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NO OBJECTIONS

- 175 Trees in Conservation Areas**
None received

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

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| a) | 25/1888/TRE
Primley Ward | 78 Primley Road, Sidmouth, Devon, EX10 9LB.
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) |
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NOTED

177 Appeals

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| a) Appeal Ref:
APP/U1105/W/25
/3369422 | Mr Gary
Burns | Salcombe Regis Camping and Caravan Park, Salcombe Regis, Sidmouth EX10 0JH.

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 0JH granted on 7 April 2025 by East Devon District Council, is varied by deleting condition 2 and substituting for it the following condition: |
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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 Decision:1. The appeal is dismissed.
/3365290

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