

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 13 August 2025 at 2pm

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)

Jo Dodds
John Loudoun
Hilary Nelson
John Nicholson
Edward Willis Fleming

Apologies: Chris Lockyear

The meeting started at 2.00pm and finished at 3.35 pm

71 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
All Councillors	25/0810/FUL South Ward	Personal	Remained in the chamber and took part in discussion and voting	Applicant was a Town Councillor
All Councillors	25/1298/TRE South Ward	Personal	Remained in the chamber and took part in discussion and voting	Members of Sidmouth Town Council
Cllr Willis Fleming	25/1463/FUL East Ward	Personal & Prejudicial	Left the Chamber during discussion and voting	Agent for the applicant
Cllr Willis Fleming	25/0442/FUL	Personal	Remained in the chamber during discussion and voting	Acquainted with the applicant

72 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.

73 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 16 July 2025 were agreed and signed as a true and accurate record.

74 Urgent items
None received

75 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.

76	25/1361/FUL East Ward	Dr Nick Davey	10 Bedford Flats, Station Road, Sidmouth, EX10 8NP. Removal of rear Velux rooflight, alterations to rear dormer and installation of 3 conservation Velux rooflights.
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SPLIT DECISION:

NO OBJECTION to the proposed dormer window

DO NOT SUPPORT the velux windows as their introduction into a uniform row of properties in a conservation area is not in keeping with the street scene and therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness)

Note: Members reiterated their preference for powder coated aluminum windows over uPVC in the conservation area.

77	25/1247/LBC East Ward	Mr G Knight	Courtyard Flat, Carlton Mansions, 6 York Street Sidmouth, EX10 8BH. Replace 2no. Upvc windows on ground floor rear north elevation with timber windows.
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

78	25/0476/MRES East Ward	Messrs Ford (OG Holdings Retirement Benefit Scheme)	Unit 2 Alexandria Industrial Estate, Station Road, Sidmouth, EX10 9HA. 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

Note: Members reiterated their desire to retain the hedgerow along the North West Boundary

79	25/1463/FUL East Ward	Mr Tony Hillier	4 Counters Court, Mill Street, Sidmouth, Devon, EX10 8DW. Landscaping and bicycle shed to garden area. (Retrospective).
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NO OBJECTIONS to landscaping as applied for

Note: the views of the Council did not relate to the picket fence or colour of the walls.
The Town Council had received an objection from the Sid Vale Association

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| 80 | 25/0442/FUL
East Ward | Mr Tiku
Patidar | Yrgolf Ltd, Dove Lane, Sidmouth, EX10 8AN.
Proposed roof mounted air-conditioning condenser units and photovoltaic panels. Proposed reuse of existing openings for mechanical ventilation. |
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NO OBJECTIONS

Note: Members repeated their desire to see the condensers only operated between standard daytime times (7am to 11pm)

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| 81 | 25/1486/FUL
Primley Ward | Mr Fionn
Wardrop | 35 Newlands Road, Sidmouth, Devon, EX10 9NL.
Single storey side extension, garage conversion, addition of cladding and associated works. |
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DO NOT SUPPORT

Members considered that the proposals would result in overdevelopment of the site and have an adverse impact on neighbouring dwellings by reason of size and mass. The design was also considered not in keeping with the character of the area and surrounding properties. It was therefore contrary to Policy 6 of the Sid Valley Neighbourhood Plan (Extensions) and Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness)

The Town Council had received a letter of objection from the resident of a neighbouring property.

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| 82 | 25/1435/VAR
Salcombe Regis
Ward | Mr & Mrs
Priestley | Magnolia Lodge, Southway, Sidmouth, Devon, EX10 8JL.
Variation of condition 2 (approved plans) planning permission 24/1506/FUL (Construction of garden annex) proposed reduction in building size. |
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NO OBJECTIONS

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| 83 | 25/1303/FUL
Sidbury Ward | Mr M Coman | Sand, Sidbury, Sidmouth, EX10 0QN.
Works of repair and alteration to Sand to permit its flexible use as a single dwelling and/or a two bedroom holiday let, function venue, two B&B rooms alongside family accommodation, including conversion of an attached barn to a kitchen-living room requiring the provision of an opening in the north east elevation and three rooflights. |
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

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| 84 | 25/1304/LBC
Sidbury Ward | Mr M Coman | <p>Sand, Sidbury, Sidmouth, EX10 0QN.</p> <p>Works of repair and alteration to Sand to permit its flexible use as a single dwelling and/or a two bedroom holiday let, function venue, two B&B rooms alongside family accommodation, including conversion of an attached barn to a kitchen-living room requiring the provision of an opening in the north east elevation and three rooflights.</p> |
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

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| 85 | 25/1491/FUL
Sidford Ward | Mr K Willsher | <p>17 Lower Brook Meadow, Sidford, Devon, EX10 9PS.</p> <p>Proposed retaining wall and parking area.</p> |
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NO OBJECTIONS

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| 86 | 25/1422/FUL
South Ward | Mr & Mrs
Kirk | <p>2 Sidlands, Sidmouth, Devon, EX10 8UE.</p> <p>Increase in roof pitch, addition of dormers to the South elevation, roof lights on the North elevation and addition of cladding.</p> |
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OBJECT

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

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| 87 | 25/1307/LBC
South Ward | Mr Robert
Morris | <p>10 Fortfield Terrace, Sidmouth, Devon, EX10 8NT.</p> <p>Remove section of internal wall between main hall and storage area; storage floor levels lowered; existing timber steps removed and install new timber steps.</p> |
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

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| 88 | 25/1570/FUL
South Ward | Lin Wallwork | <p>11 Cranford, Sidmouth, Devon, EX10 8UT.</p> <p>Single storey side extension.</p> |
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DO NOT SUPPORT

Members considered the design including the orientation of the roof to be incongruous and not in keeping with the character of the surrounding properties. It was therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness)

89	25/0810/FUL South Ward	Cllr Mike Goodman	Church Cottage, Church Lane, Sidmouth, EX10 8LG. The retention of fencing, and proposed erection of picket fence.
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NO OBJECTIONS

90 Trees in Conservation Areas

91 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

a)	25/1405/TRE North Ward	Mr Julian Hofmann	98 Woolbrook Road, Sidmouth, Devon, EX10 9XD. Ginkgo Biloba: restore the tree to a conical shape, lopping approximately 6-8m of upward regrowth. Thinning out of branch clutter and deadwood within the crown, along with a canopy reduction of 20-25% of the current crown mass, creating a balanced and natural appearance.
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SPLIT DECISION (a part of the application has been refused and a part approved).

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions:

Approved Tree Works Specification: Ginkgo biloba

i) Crown reduction by removing up to 2 metres from the overall height of the tree, retaining a tree with a final height of approximately 15 metres.

ii) Crown reduction by removing up to 1.5 metres from the tree's radial spread, retaining a crown spread of approximately:

- North: 3.5m
- East: 4.5m
- South: 3.0m
- West: 4.5m

The Council hereby **REFUSES** permission to carry out work described below for the following reasons:

Ginkgo Biloba: restore the tree to a conical shape, lopping approximately 6-8m of upward regrowth. Thinning out of branch clutter and deadwood within the crown, along with a canopy reduction of 20-25% of the current crown mass, creating a balanced and natural appearance.

The tree makes a significant contribution to the amenity and character of the area. The proposed works would substantially and detrimentally alter the tree's form, resulting in large, unsympathetic topping cuts and likely leading to dense, unsightly regrowth.

The proposed thinning and crown reduction of up to 25% is too vague in scope and, when combined with the proposed height reduction, would be harmful to the tree's long-term physiological condition. These works would negatively impact both the health and visual amenity of the tree. Lesser, more

sympathetic works have been approved, which would allow for appropriate management of the tree while preserving its contribution to the local landscape.

- b) 25/1298/TRE Sidmouth Council Offices, Knowle, Sidmouth, Devon, EX10 8HL.
South Ward Town Council 1972, Red Oak : reduce two of the longest branches at the end of secondary, lowest, primary branch , to east, by 2-3m, making pruning cuts up to 50mm in diameter. 1980, Atlas Cedar : reduce to standing dead stem at 8-10m. 1974, Lime : crown reduction, reducing height by 5-6m and lateral spread by 3m, making.

SPLIT DECISION (a part of the application has been refused and a part approved as recommended by Arboriculturally Officers).

The Council hereby **GRANTS** permission to carry out work described below subject to the following conditions:

1972, Red Oak: reduce two of the longest branches at the end of secondary, lowest, primary branch , to east, by 2-3m, making pruning cuts up to 50mm in diameter.

1980, Atlas Cedar: reduce to standing dead stem at 8-10m.

1974, Lime: crown reduction, reducing height by 5-6m and lateral spread by 3m, making pruning cuts 50-100mm (thinning, to longer branches, diameter cuts of up to 175mm).

T111, Oak, T222: Crown lift to provide up to 2.5m crown clearance over the footpath. Pruning cuts shall not exceed 65mm in diameter.

T222, Copper Beech: Crown lift to provide up to 2.5m clearance over the footpath. Pruning cuts shall not exceed 65mm in diameter.

T333 and T444, Persian ironwood: Crown lift to provide up to 2.5m clearance over the footpath. Pruning cuts shall not exceed 65mm in diameter.

(Reason - To maintain continuity of tree cover and compensate for the loss of amenity.)

The Council hereby **REFUSES** permission to carry out work described below for the following reasons:

T111, Oak : prune back to trunk easterly first order branch overhanging pathway, maximum pruning cut of no more than 150mm. Above the above mentioned branch, prune back to parent branch 2nd order branch on South Easterly aspect, maximum pruning cut of no more than 100mm. Lowest second order branch growing in a North Easterly direction, cut back to parent branch, pruning cut of no more than 100mm.

T222, Copper Beech : crown raise to 2.5m on easterly aspect pruning cuts of 150mm, 100mm, 50mm and 35mm.

T333, Ironwood : crown raise on north westerly aspect, from curb edge only to the height of 2.5m.

T444, Ironwood : crown raise to 2.5m on south Easterly aspect, from curb edge over pathway only.

Reasons: The proposed works are considered excessive and lesser more appropriate works have been allowed to achieve reasonable clearance over the footpath.

92 Appeals

None received

93 Unsupported decisions

- a)** 25/0169/PDR Mr Jon Chineway Farm, Putts Corner, Sidbury, Sidmouth, EX10 0QQ.
Sidbury Ward Simpson Change of use of an existing agricultural building to a hotel/guest house (Use Class C1)

STC: DO NOT SUPPORT EDDC: APPROVE

- b)** 25/0396/FUL Dr Lucy 11 Sid Lane, Sidmouth, Devon, EX10 9AN.
Salcombe Regis Woodall Retrospective permission to retain front porch.
Ward

STC: DO NOT SUPPORT EDDC: APPROVE

94 Enforcement Letters

None received.

95 New East Devon Local Plan

Members noted that the revised draft of the new East Devon Local Plan would be published at the end of September or beginning of October.

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CHAIR OF THE PLANNING COMMITTEE