

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 15 October 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
Jo Dodds
John Loudoun
Hilary Nelson (acting Vice Chair)
John Nicholson

Apologies: Chris Lockyear
Rachel Perram
Edward Willis Fleming

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
Lucy Whittaker (Planning Clerk)	25/1992/FUL East Ward	Personal	Remained in the Chamber.	Neighbour of applicant

137 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.

138 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 24 September 2025 were agreed and signed as a true and accurate record.

139 Urgent items

- a) 25/1898/TCA Myrtle Lodge, Millford Road, Sidmouth, Devon, EX10 8DP.
Salcombe Regis T1, Bay Tree: reduce height by 7-8m and shape.
Ward
NOTED

140 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.

141	25/1992/FUL East Ward	The Co-operative Group	80 High Street, Sidmouth, Devon, EX10 8EQ. New steel security door to replace existing; new plant to rear to replace existing; new LED lighting to replace existing; new ventilation; block up existing doors to rear.
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DEFERRED:

Members deferred the application and requested that an Environmental Health survey be undertaken to assess potential noise pollution arising from the proposed works. They questioned the necessity of operating the air conditioning system between 7:00 a.m. and 11:00 p.m., expressing concern about the noise impact on neighbouring properties located in close proximity to the units.

142	25/1987/FUL East Ward	Mr P And Mrs D Palfrey	Plot Mentone, Lennox Avenue, Sidmouth. 2 storey dwelling house and garage.
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NO OBJECTIONS

143	25/1899/VAR East Ward	Mr P And Mrs D Palfrey	Plot Mentone, Lennox Avenue, Sidmouth. Variation of condition 2 (approved plans) of planning permission 22/2321/FUL (Proposed 2 storey dwelling house and garage adjacent to Mentone) to amend the design to include alterations to doors and windows, enlargement of utility room, installation of air source heat pump and additional solar panels and provision of additional grasscrete parking space.
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WITHDRAWN

144	25/1448/TEC East Ward	Mr Jason Drane	Blackmore Health Centre, Blackmore Drive, Sidmouth, EX10 8ET. Technical details consent for PIP application 24/0125/PIP approved on 21/03/24 for 'Permission in principle for change of use of the former Sidmouth Health Centre to provide up to 9 no. residential units (Use Class C3) and other associated works.
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DO NOT SUPPORT

Members resolved not to support the application as it did not conform to the parameters of the approved PIP and was considered contrary to the Sid Valley Neighbourhood Plan.

a) Policy 2 – Protection of Key Views: Members noted that the proposed addition of a second floor would significantly impact the protected view from Blackmore Gardens westwards towards Mutters Moor. The PIP delegated report and Conservation consultation both specified that there would be no alterations to the external structure of the existing building. Members also expressed concern that the additional floor would result in a loss of light within Blackmore Gardens and May Terrace.

b) Housing Mix and Affordability: The PIP consent permitted nine units across the ground and first floors, comprising fourteen bedrooms (5 x 2-bedroom units and 4 x 1-bedroom units). However, the current Technical Details Consent application proposed 3-bedroom units, representing a substantial deviation from the approved housing mix. Members expressed concern that the proposed larger dwellings would not meet the identified local housing need, as outlined in the recent Sidmouth

Housing Needs Survey, which highlighted an increasing demand for smaller, more affordable 1-bedroom homes.

c) Members also expressed concern that the proposed development could place additional pressure on the nearby trees and their root systems.

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| 145 | 25/1923/FUL
Salcombe Regis | Mr & Mrs
Rider | Glewstone Lodge, Salcombe Hill Road, Sidmouth, Devon, EX10 8JR.

Demolition of existing dwelling and outbuildings, and construction of replacement dwelling, detached garage, and associated landscape works. |
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NO OBJECTIONS

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| 146 | 25/0607/FUL
Sidbury Ward | Kate
Windjammer
Properties
Ltd | Old Steam Laundry, Laundry Lane, Sidford.
Retrospective change of use of land, construction of gravelled hard standing and proposed construction of storage building. |
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NO OBJECTIONS

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| 147 | 25/1926/LBC
Sidbury Ward | Mr R Mansell | 73 Chapel Street, Sidbury, Devon, EX10 0RQ.
Proposed conversion of outbuilding on rear elevation. |
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

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| 148 | 25/1925/FUL
Sidbury Ward | Mr R Mansell | 73 Chapel Street, Sidbury, Devon, EX10 0RQ.
Proposed conversion of outbuilding on rear elevation. |
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NO OBJECTIONS

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| 149 | 25/1508/LBC
South Ward | Rachel
Watkins | 9 Fortfield Terrace, Sidmouth, Devon, EX10 8NT.
Various internal and external works: replace rainwater good where necessary; external render repair; works to internal walls and ceilings; replace screen and roof on balcony on south elevation; re-place roofing and roof works where necessary; replace fascias and repairs to windows on and off site. |
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NO OBJECTIONS: Subject to the views of the Conservation Officer.

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| 150 | 25/1949/FUL
South Ward | Alan Aspray | Flat 2 Glenthorne, Convent Road, Sidmouth, EX10 8RL.
Erect a garden room in the garden at the side of the property. |
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NO OBJECTIONS

- 151 Trees in Conservation Areas**
None received

- 152 Tree Preservation Orders**
Applications relating to Trees protected by a Tree Preservation Order.
None received

- 153 Appeals
None received
- 154 Unsupported decisions
None received
- 155 Enforcement Letters
None received.
- 156 New East Devon Local Plan
Nothing further to update.

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CHAIR OF THE PLANNING COMMITTEE