

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Wednesday 24 September 2025 at 10.00am**

Councillors present: Kelvin Dent (Chair)  
Rachel Perram (Vice Chair)  
Jo Dodds  
Hilary Nelson  
John Nicholson

Apologies: Chris Lockyear  
John Loudoun  
Edward Willis Fleming

Also present : Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.15 am

**119 Declarations of Interest**

| Name               | Item / Reference          | Type     | Action Taken                       | Details of Interest       |
|--------------------|---------------------------|----------|------------------------------------|---------------------------|
| Cllr Rachel Perram | 25/1517/FUL<br>South Ward | Personal | Remained in the chamber and voted. | Acquainted with applicant |
| Cllr Kelvin Dent   | 25/1853/TCA<br>South Ward | Personal | Remained in the chamber and voted  | Acquainted with applicant |
|                    | 25/1628/FUL<br>South Ward | Personal | Remained in the chamber and voted  | Member of Sampson Society |

**120 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.

**121 Minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 3 September 2025 were agreed and signed as a true and accurate record.

**122 Urgent items**

None received

**123 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>124</b> | 25/1361/FUL<br>East Ward | Dr Nick<br>Davey | 10 Bedford Flats, Station Road, Sidmouth, EX10 8NP.<br>Removal of rear Velux rooflight, alterations to rear dormer and installation of 3 conservation Velux rooflights. |
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**NO OBJECTIONS**

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| <b>125</b> | 25/1812/CPE<br>Sidbury Ward | Mr Travis | Capricorns, Wolverleigh Farm, Sidbury, Sidmouth, EX10 0QH.<br>Certificate of existing lawfulness for the construction and occupation of a dwelling built in 2003 and continuously occupied by the same inhabitants until March 2025. |
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**NO OBSERVATIONS**

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| <b>126</b> | 25/1628/FUL<br>South Ward | Mr & Mrs<br>Morgan | Meadow Lea, Boughmore Road, Sidmouth, Devon, EX10 8SH.<br>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 generally 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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| <b>127</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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**DO NOT SUPPORT** Members maintained their concerns over the proposed location of the carport and hobby room, as they considered it detracted from the house. They also repeated their wish to retain the original design of the 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).

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| <b>128</b> | 25/1445/FUL<br>South Ward | Mr R<br>Passmore | 11 Convent Fields, Sidmouth, Devon, EX10 8QR.<br>First floor extension, additional ground floor entrance and internal remodelling to form independent (supported) living accommodation, plus widening of existing hardstanding to front and upgrading patio to south east. |
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**NO OBJECTIONS:**

Members had concerns about the erection of the summer house indicated on figure 18 on the proposed plans and elevations due to the close proximity to the stream and stability of the ground and the risk of flooding.

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| <b>129</b> | 25/1517/FUL<br>South Ward | Mr A Fish and<br>Mrs J<br>Hopwood | 71 Temple Street, Sidmouth, EX10 9BQ.<br>Proposed change of use of ground floor shop area to flat incorporating existing redundant ground floor living accommodation with alterations to the front elevation. |
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**NO OBJECTIONS**

**130 Trees in Conservation Areas**

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| <b>a)</b> | 25/1678/TCA<br>Salcombe Regis<br>Ward | Brooklet Cottage, Hillside Road, Sidmouth, Devon, EX10 8JA.<br>T1, Eucalyptus: dismantle down to ground level. T2, Pittosporum: dismantle down to ground level. (DR) |
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**NOTED**

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| <b>b)</b> | 25/1804/TCA<br>South Ward | Southfield, Bickwell Valley, Sidmouth, Devon, EX10 8SG.<br>T1: Lime - repollard previous cuts. T2: Magnolia - remove lowest branch and thin the crown. T3: Holly - cut down to fresh new growth on the main stem. T4: Laburnum - remove dead wood and abnormal curling growth. T5 and T6: Silver Birch - remove the two lowest branches on each tree. T7: mixed hedge, mainly Laurel with two small Leylandiis - reduce the height of the hedge from 2.5m to around 1.8m, removing the two Leylandiis to create a uniform continuous Laurel hedge. (DR) |
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**NOTED**

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| <b>c)</b> | 25/1656/TCA<br>South Ward | 6 Sidmount, Station Road, Sidmouth, Devon, EX10 8XU.<br>T1: Phillyrea: crown reduction of up to 5m (was approved previously in 16/0158/TCA). (DR) |
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**NOTED**

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| <b>d)</b> | 25/1657/TCA<br>South Ward | Skelgill, Broadway, Sidmouth, EX10 8RQ.<br>Acer: fell. (DR) |
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**NOTED**

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| <b>e)</b> | 25/1853/TCA<br>South Ward | The White Cottage, Cotmaton Road, Sidmouth , Devon, EX10 8QX.<br>T1,Thuja : fell (dying). T2,Bay : reduce by approximately 3m, to leave a height of approximately 8m. |
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**NOTED**

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| <b>f)</b> | 25/1715/TCA<br>South Ward | Wistaria Cottage, 1 Alma Terrace, Coburg Road, Sidmouth, EX10 8NQ.<br>Copper Beech: removal of buttress root (possibly with other roots) within 300mm of the tree trunk to level and relay driveway pavers. (DR) |
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**DEFERRED: Awaiting Officer's Report**

- g) 25/1852/TCA  
South Ward
- Weston House, Boughmore Road, Sidmouth, Devon, EX10 8SJ.  
T1, Bay : shorten side growth by 1-2m. T2, Purple Maple : re-shape by 0.5-1m. T3, Beech in hedge : fell. T4, Lime : reduce spread and height by 2-3m, leaving a height of approximately 14m and a radial spread of approximately 8m. Group 1 six self-sown/suckers of Cornus in hedge : remove to as near ground level as possible. T5, Pittosporum : reduce by approximately 50% to leave a height of approximately 2.5m. T6, Golden Lawson Cypress : fell. T7, Willow : cut back overhang by garage.(DR)

**NOTED**

**131 Tree Preservation Orders**

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/1567/TRE  
Salcombe Regis  
Ward
- 3 Abbey View, Sidmouth, Devon, EX10 9NG.  
T1: False Acacia - reduce by approximately 2m and re-shape to leave a natural form. T2: False Acacia - re-shape by approximately 1m to leave a natural form. T3: False Acacia - reduce by approximately 2m to leave a natural form. (DR)

**SPLIT DECISION** : As recommended by the Arboricultural Officer.

- b) 25/1446/TRE
- 3 Packhorse Close, Sidford, Devon, EX10 9RR.  
T1: Holly - dismantle in stages to near ground level and treat to prevent regrowth. (DR)

**REFUSED:** As recommended by the Arboricultural Officer.

**132 Appeals**

None received

**133 Unsupported decisions**

None received

**134 Enforcement Letters**

None received.

**135 New East Devon Local Plan**

Nothing further to update.

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**CHAIR OF THE PLANNING COMMITTEE**