

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 28 January 2026 at 10.00am

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

Apologies: Chris Lockyear
John Loudoun
Edward Willis Fleming

The meeting started at 10.00 am and finished at 11.30 am

254 Declarations of Interest

None submitted

255 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.

256 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 14 January 2026 were agreed and signed as a true and accurate record.

Arising on the minutes:

In the light of further information, Members gave further consideration to application 25/2579/FUL (Springfield, Cheese Lane, Sidmouth). They were concerned about a large window on the south-east elevation where none currently exists which would result in direct overlooking of the adjoining garden and causing a loss of seclusion, and privacy. Members requested that the proposed window be either removed or should be non-opening and raised above internal head height or glazed with obscure glass.

257 Urgent items

None received

258 Applications for consideration

RESOLVED: 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 schedule 16 of the Local Government Act 1972.

- 259** 25/2596/FUL Mr Lee Clark Rosedale, Riverside, Sidmouth, Devon, EX10 8BR.
East Ward Demolition of Garage and Outbuilding. Proposal to create 2no dwelling houses from a single existing dwelling with a two storey side extension.

RESOLVED: NO OBJECTIONS

Note: Members would like to see the reinstalled windows replaced with windows in keeping with the original style.

- 260** 26/0026/FUL Mr Matthew Donkey Sanctuary, Mire Lane, Salcombe Regis, Devon, EX10 0NU.
Salcombe Regis Maslen Replacement of the existing ice cream hut with a proposed larger
Ward hut.

RESOLVED: NO OBJECTIONS

- 261** 25/2604/FUL Mr & Mrs Overtoun, Hillside Road, Sidmouth, Devon, EX10 8JG.
Salcombe Regis Moss Demolition and replacement of single storey extension on the
Ward east elevation, demolition of conservatory and first floor balcony with replacement veranda on the west elevation; construction of porch on the north elevation; demolition of outbuildings with construction of new detached garage with hobbies room over.

RESOLVED: NO OBJECTIONS

Note: Members would like to see a restriction imposed on the residential use of the garage.

- 262** 25/2497/FUL John and Valley View, Sidbury, Sidmouth, EX10 0QR.
Sidbury Ward Jackie Gay Proposed demolition of existing dwelling and attached building and replacement with 1 no. dwellinghouse, and detached garage.

RESOLVED: DO NOT SUPPORT

Members would like further consideration to be given to renovating the existing dwelling. If this were not feasible, they considered that the replacement building should be constructed in a similar architectural style and using materials that reflect the character and appearance of the original farmhouse.

- 263** 25/2610/FUL Mr & Mrs Meadow Lea, Boughmore Road, Sidmouth, EX10 8SH.
South Ward Morgan Demolition of existing garage, construction of a 3-bed detached dwelling with garage, parking and associated infrastructure.

RESOLVED: OBJECT

Boughmore Road lies within a conservation area whose distinctive character comprises houses sited on large plots.

Whilst the revised designs were considered to be an improvement on earlier proposals, Members considered that the scheme constituted overdevelopment of the site and was therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan (Local Distinctiveness).

- 264** 25/2486/FUL Mr & Mrs B 15 Arcot Park, Sidmouth, EX10 9HP.
South Ward Sansom Removal of conservatory and single storey rear extension with replacement single/two storey extension. Front porch extension and new access door with covered porch to the side of the building. Addition of cladding and removal of chimney stack.

RESOLVED: DO NOT SUPPORT

Members objected to the proposed vertical cladding, considering it out of keeping with the existing street scene, and expressed a preference for hanging tiles. They considered the design failed to reflect the character of neighbouring properties and was therefore contrary to Policy 7 of the Sid Valley Neighbourhood Plan.

265 Trees in Conservation Areas

- a)** 25/2553/TCA Spinneybank, Sid Road, Sidmouth, Devon, EX10 9AH.
Salcombe Regis PROPOSAL: G1, Elm and Holly: dismantle, cutting as close to
Ward ground level as possible, 1 x Holly, 4 x dead Elm trees and 2 x Elm trees which are growing as a group and showing significant signs of dieback. 1 x Bay shrub and 1 x Elm: cut back in line with the garden retaining wall.

RESOLVED: NOTED

- b)** 25/2580/TCA Sanditon, Station Road, Sidmouth, Devon, EX10 8LL.
South Ward PROPOSAL: T1, Sycamore : height and spread reduction of approximately 0.5 - 1m to a suitable pruning position, to leave a natural form; cuts no larger than 50mm.

RESOLVED: NOTED

- c) 25/2640/TCA Garden Flat, 8 Fortfield Terrace, Sidmouth, EX10 8NT.
PROPOSAL: T1, White Birch : prune and reduce the crown height and spread by 20%, removing branch lengths of up to 1.5 metres and making natural target pruning cuts of up to 30 mm. in diameter. T2, Pittisporum : dismantle in a controlled manner.

RESOLVED: NOTED

266 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.
None received

267 Notification of a new Tree Preservation order

None received

268 Appeals

None received

269 Unsupported decisions

None received.

270 Enforcement Letters

None received.

271 New East Devon Local Plan

There was no update for the New East Devon Local Plan.

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CHAIR OF THE PLANNING COMMITTEE