

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 4 June 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)
Jo Dodds
Edward Willis Fleming

Apologies: Cllr Chris Lockyear
Cllr John Loudoun
Cllr Hilary Nelson
Cllr John Nicholson

Also present: Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.40 am

18 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Ian Barlow	All applications	Personal	Remained in the meeting but did not vote.	Member of EDDC Planning Committee
Cllr Kelvin Dent	25/0675/FUL South Ward	Personal	Remained in the meeting and did vote.	Acquainted with applicant.
Cllr Edward Willis Fleming	25/0476/MRES East Ward	Personal	Left the meeting and did not vote.	Agent
Cllr Edward Willis Fleming	25/1108/AGR Sidbury Ward	Personal	Remained in the meeting and did not vote	Acquainted with the applicant

19 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.

20 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 14 May 2025 were signed as a true and accurate record.

21 Urgent items

- | | | | |
|----|---------------------------|--------------|--|
| a) | 25/0675/FUL
South Ward | Mr N Hillier | Sidmouth Garage, Connaught Road, Sidmouth, EX10 8TT.
Conversion of existing building to ground floor flat. Demolition of workshops to be replaced with new dwelling and staircase to existing first floor flat. |
|----|---------------------------|--------------|--|

NO OBJECTIONS

Members had considered this application on a previous occasion but were unaware of the high wall behind the property which restricted the potential for redeveloping the site.

Members also asked that the fenestration should be in art deco crittall window style and that the window frames should be coloured.

- | | | | |
|----|--------------------------|--|---|
| b) | 25/1052/FUL
East Ward | | County House, New Street, Sidmouth, EX10 8AP.
Proposed refurbishment of existing shopfront, change of colour of shop front, replacement of external security shutters, replacement of glazing to ground floor retail, replacement of upper floor windows and repairs to external façade. |
|----|--------------------------|--|---|

SUPPORT:

Members requested that the security shutters should be in burgundy and requested the applicant to consider perforated or transparent shutters.

22 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.

- | | | | |
|----|--------------------------|-------------------|---|
| 23 | 25/1040/LBC
East Ward | Mr Graham
Gill | Flat 1, Norton Garth Court, Station Road, Sidmouth, EX10 8NY.
Retention of 2no. window well covers timber painted with 3 glazed panes on south east and north east elevations. |
|----|--------------------------|-------------------|---|

NO OBJECTIONS

- | | | | |
|----|--------------------------|----------------------|--|
| 24 | 25/0881/FUL
East Ward | Mr Robert
Nichols | Trumps Court, East Street, Sidmouth, Devon, EX10 8BL.
Removal of front external door to be replaced with window and installation of mobility scooter charging points on East elevation. |
|----|--------------------------|----------------------|--|

NO OBJECTIONS

- | | | | |
|----|---------------------------|----------------|--|
| 25 | 25/1010/FUL
North Ward | Mrs Julie Salt | 29 Ashley Crescent, Sidmouth, Devon, EX10 9UF.
Proposed single storey rear extension. |
|----|---------------------------|----------------|--|

NO OBJECTIONS

- | | | | |
|-----------|---------------------------------------|---------------|---|
| 26 | 25/1077/FUL
Salcombe Regis
Ward | Mrs Jan Light | Red Maples, Salcombe Hill Road, Sidmouth, EX10 8JR.
The demolition of 2 existing garages and replacement double garage and relocation of utility room. |
|-----------|---------------------------------------|---------------|---|

NO OBJECTIONS

- | | | | |
|-----------|-----------------------------|--------------------|--|
| 27 | 25/1002/FUL
Sidbury Ward | Mr & Mrs
Hedley | Springfield Farm, Sidbury. Devon, EX10 0QJ.
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). |
|-----------|-----------------------------|--------------------|--|

DO NOT SUPPORT:

Members considered that the proposed development was not in keeping with the existing property and contravened Policy 7 Local distinctiveness of the Sid Valley Neighbourhood Plan.

- | | | | |
|-----------|-----------------------------|--------------------|--|
| 28 | 25/1003/LBC
Sidbury Ward | Mr & Mrs
Hedley | Springfield Farm, Sidbury, Devon, EX10 0QJ.
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. |
|-----------|-----------------------------|--------------------|--|

DO NOT SUPPORT:

Members considered that the proposed development was not in keeping with the existing property and contravened Policy 7 Local distinctiveness of the Sid Valley Neighbourhood Plan.

- | | | | |
|-----------|-----------------------------|----------------------|--|
| 29 | 25/1108/AGR
Sidbury Ward | Mr Steven
Hallett | Lower Sweetcombe Farm, Sidbury, Devon, EX10 0QR.
An earth bank slurry lagoon to create 5 months of winter slurry storage for existing dairy herd. The total size of the lagoon will be 0.48 hectares including the banks which will be reinstated with vegetation after construction and the erection of 1.3m high safety fence. (NOTE: This is a Prior Notification and only for the consultation of the Siting and Appearance of the proposal.) |
|-----------|-----------------------------|----------------------|--|

NO OBJECTIONS:

Members would like planting to be included around the site.

- | | | | |
|-----------|-----------------------------|----------------------|--|
| 30 | 25/1076/FUL
Sidford Ward | Ms Hannah
Barnard | 7 Byes Lane, Sidford, EX10 9QX.
Single storey extension to side and rear. |
|-----------|-----------------------------|----------------------|--|

DO NOT SUPPORT:

Members considered the proposed extension to be an overdevelopment of the plot. They were concerned about the lack of rear access and the proximity to the neighbouring boundary.

- | | | | |
|-----------|---------------------------|------------------|--|
| 31 | 25/1074/FUL
South Ward | Mr Andrew
May | 4 Connaught Road, Sidmouth, EX10 8TT.
Removal of existing rear bay window, proposed single storey rear extension. |
|-----------|---------------------------|------------------|--|

NO OBJECTIONS

- 32** 25/0971/LBCSouth Ward Mrs An Van Hecke Town House, Station Road, Sidmouth, EX10 8NZ.
Remove existing fire surround in living room and install new limestone fire surround; remove 3 courses of brickwork; increase and install new concrete lintel and install slate hearth; increase height of opening.

NO OBJECTIONS

- 33** 25/0476/MRESWest Ward Messrs Ford (OG Holdings Retirement Benefit Scheme) Unit 2, Alexandria Industrial Estate, Station Road, Sidmouth.
Reserved matters application in respect of landscaping of Phase 1 pursuant to outline planning permission ref. 22/2063/MOUT.

NO OBJECTIONS:

Members wish to see the hedge retained along the boundary with properties in Woolbrook Park.

34 Trees in Conservation Areas

- a)** 25/0935/TCA South Ward Mr Grizzelle Sharpsmead, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
T1- Dying Leyland cypress - fell to as near ground level as possible. T2- Lawson cypress on boundary - fell to as near ground level as possible. T3- Lawson cypress next to drive - crown lift to approximately 3m. Lightly trim sides.

NOTED

35 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a)** 25/0890/TRE Salcombe Regis Ward Denise Potter Belvedere Court, Hillside Road, Sidmouth, EX10 8FD.
G1: x3 sycamore - fell; Sweet chestnut stump - cut to ground level.

APPROVED: as recommended by the Arboricultural Officer.

- b)** 25/1118/TRE Sidford Ward Amanda Green 48 Sidford Road, Sidmouth, Devon, EX10 9LP.
T1, Atlas Cedar : reduce width and height by 1.5m, maximum pruning cuts of no more than 60mm.

DEFERRED: Awaiting the Tree Officer's report

- c) 25/0906/TRE Mr Allen 8 Sidmount Gardens, Sidmouth, EX10 8XQ.
South Ward T1, Cupressus Arizonica : fell. Reason poor asymmetric form due to shading by other trees. T2, Mimosa : fell. Reason thin dying crown.
G1, Douglas Firs : fell small, dead and suppressed trees amongst the larger trees. Reason small suppressed or dead trees due to shading out.

APPROVED: as recommended by the Arboricultural Officer.

36 Appeals

None received

37 Unsupported decisions

None received.

38 Enforcement Letters

None received.

39 New East Devon Local Plan

A new timetable will be considered a future meeting of the Strategic Planning Committee.

.....
CHAIR OF THE PLANNING COMMITTEE