

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 16 July 2025 at 10.00am

Councillors present: Kelvin Dent (Chair)
Rachel Perram (Vice Chair)
Chris Lockyear
John Loudoun
Hilary Nelson
Edward Willis Fleming

Apologies: Cllr Jo Dodds
Cllr John Nicholson

The meeting started at 10.00 am and finished at 11.30 am

55 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
All Councillors	25/1298/TRE South Ward	Personal	Remained in the meeting, awaiting the Tree Officers report	Members of Sidmouth Town Council
Cllr Edward Willis Fleming	25/1339/FUL South Ward	Personal	Left the meeting for this item	Architect for the applicant
Councillor John Loudoun	25/1290/FUL South Ward	Personal	Remained in the meeting and voted	Member of the Applicant Council

56 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.

57 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 25 June 2025 were signed as a true and accurate record.

58 Urgent items

None received

59 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.

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| 60 | 25/1423/FUL
Salcombe Regis
Ward | Mr & Mrs
Webb | Langton, Salcombe Hill Road, Sidmouth, EX10 8JR.
Demolition of small single storey extension and construction of a new larger single-storey rear extension and replacement of 2 existing detached garages. |
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NO OBJECTIONS

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| 61 | 25/1188/LBC
Sidbury Ward | Mr R Mansell | 73 Chapel Street, Sidbury, Sidmouth, EX10 0RQ.
Various works to include: replacement of concrete floor in living room with limecrete flooring; French drain to front of property; replacement of cement render to front and rear with lime based render; replace 1 no. window on first floor rear elevation and replaster walls and ceilings in rooms as required. |
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NO OBJECTIONS: Subject to the views of the Conservation Officers.

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| 62 | 25/0607/FUL
Sidford Ward | Kate
Windjammer | 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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DEFERRED: Members required more information about the application, particularly regarding the justification for the proposal given that the building works were nearly completed, and clarification on the size of the storage building.

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| 63 | 25/1290/FUL
South Ward | Mr Simon
Allchurch
(East
Devon
District
Council) | Beach Hut Sites East End And West End (Jacobs Ladder)
The Esplanade Sidmouth Jacobs Ladder, Sidmouth - Beach Huts Replacement Scheme. |
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SUPPORT:

The principle of replacing the beach huts and welcomed the proposed pitch rooves.
However, Members had a number of reservations regarding the proposed design.
The porthole windows were thought to be unattractive and reminiscent of public conveniences and Members would prefer the gables to be glazed instead. Stable doors would also be preferred.
With regard to colour, Members suggested light grey or duck egg blue with white framework.
Other suggestions from the Committee included the use of 316-grade marine steel, in view of the coastal environment, and for the Applicant to request a 10 year guarantee.

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| 64 | 25/1339/FUL
South Ward | Mr and Mrs
Boyes | Bickwell Brook, Bickwell Valley, Sidmouth, EX10 8SQ.
Rear flat roof extension and covered area to garage. |
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NO OBJECTIONS

65 Trees in Conservation Areas

- a) 25/1333/TCA
South Ward
Lawn End, Elysian Fields, Sidmouth, Devon, EX10 8UH.
T1, Magnolia: (dbh 300mm), up to 1m maximum pruning cuts of no more than 65mm (repeat of works 4 years-ago).(DR)

NOTED

- b) 25/1112/TCA
South Ward
Gorseway, Ashbrook, Bickwell Valley, Sidmouth, EX10 8SQ.
T1: Monterey Cypress - fell.

NOTED

66 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 25/1405/TRE Mr Julian 98 Woolbrook Road, Sidmouth, Devon, EX10 9XD.
North Ward Hofmann
Gingko 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.

DEFERRED: Awaiting the Tree Officer's report

- b) 25/1117/TRE Mr and Mrs 1 Sidleigh, Sid Road, Sidmouth, Devon, EX10 9DE.
Salcombe Regis Charnock
Ward
T1: Monterey Cypress - remove lower limb on west side of trunk and remove other broken branches back to a suitable pruning position. Crown lift and shorten back long low limb on south west side, pruning back to a suitable side branch by approximately 1-3m as necessary.(DR)

APPROVED: as recommended by the Arboricultural Officer.

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

SPLIT DECISION: as recommended by the Arboricultural Officer.

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

DEFERRED: Awaiting the Tree Officer's report

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| e) | 25/1298/TRE
South Ward | Sidmouth
Town Council | Council Offices, Knowle, Sidmouth, Devon, EX10 8HL.
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. |
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DEFERRED: Awaiting the Tree Officer's report

67 Appeals

None received

68 Unsupported decisions

None received

69 Enforcement Letters

None received.

70 New East Devon Local Plan

A report of the recent Regulation 19 consultation has now been published. There were a number of responses in relation to proposals in Sidmouth and Sidbury.

Sid_01 Land at Woolbrook Road. The Developer asked for the number of houses to be increased from 127 to around 160 and there was a separate request for the allocation to be removed.

Sidm_06a Land west of Two Bridges Road. There was a request for the allocation to be removed.

Sidm_31 Land west of Burscombe Lane / west of Windsor Mead. There was a request for the allocation to be removed.

Sidm_34 Land south of Furzehill. There was a request for wording clarification to ensure that development would be limited on the upper slopes and a separate request for the allocation to be removed.

No decisions have yet been made by the Strategic Planning Committee and a further Regulation 19 consultation is proposed.

71 Display of Signs and Banners on East Devon District Council Property

Sidmouth Town Council, at its meeting on 7th April 2025, asked the Planning Committee to consider a request by the District Council for recommendations regarding the display of signs and banners on the District Council's own property. The Planning Committee was asked to report back to a future full meeting of the Town Council after considering the matter.

District Council properties particularly used for displaying signs and banners comprise the railings along the Esplanade and the fence in front of the pitch and putt course at the Three Cornered Plot. Members were aware that there had been a proliferation of signs and banners in these locations. They did not feel that these locations, which are situated within a Conservation Area, are suitable for advertising. There was also concern that the display of signs which are properly authorized can give rise to unauthorized flyposting. It was felt that if EDDC were to limit banners to a particular size or to certain events or festivals they would have a difficult job deciding on applications. However, Members were also mindful of the fact that a number of the banners advertise public festivals and events, including smaller public events, which contribute to the vitality of the town for visitors and residents alike and whose success depends upon their events being promoted.

Several alternative means of advertising events were therefore considered e.g. using the catenary wires above the street, hanging banners from lamp-posts, a public noticeboard and a permanent display by the entrance routes to Sidmouth to advertise future events similar to the display at Westpoint.

RECOMMENDED: that the Council responds to East Devon District Council requesting them not to allow the display of any signs and banners on District Council property in Sidmouth and to investigate alternative means of advertising public festivals and events in ways which would not adversely affect a Conservation Area.

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CHAIR OF THE PLANNING COMMITTEE