



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
WOOLCOMBE LANE
SIDMOUTH
DEVON
EX10 9BB

Telephone: 01395 512424
Email: enquiries@sidmouth.gov.uk
Website: www.sidmouth.gov.uk
VAT Reg. No. 142 3103 24

To: All Members of the Planning Committee
Town Clerk

27 August 2026

For Information:

Other Members of the Town Council
District Councillor for Sidmouth not on the Town Council
Sid Vale Association

Dear Sir/Madam,

**Meeting of Sidmouth Town Council's
Planning Committee to be held on
Wednesday 2 September 2026 at 10.00am**

You are hereby summoned to attend the above meeting to be held in the Council Chamber, Woolcombe House, Woolcombe Lane, Sidmouth. It is proposed that the matters set out on the agenda below will be considered at the meeting and resolution or resolutions passed as the Council considers appropriate.

Those members of the public wishing to speak on a planning application, are required to register by emailing planning@sidmouth.gov.uk at least 24 hours before the start time of the meeting.

The Chair of the meeting has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time. Individual contributions will be limited to a maximum period of three minutes. Where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chris Holland'.

Christopher E Holland
Town Clerk

A G E N D A

1 Apologies

To receive apologies for absence.

2 Declarations of Interest

To receive Declarations of Interest.

3 Minutes

To agree to sign as a true and accurate record, the Minutes of the Planning Committee meeting of Wednesday 12 August 2026.

4 District Council Members

It is noted that the participation of those Councillors who are also members of the Local Planning Authority of 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 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.

5 Statutory Obligations - Applications for consideration

Town and Parish Councils are Statutory Consultees to the Local Planning Authority and as such do not make decisions apart from applications for advertising consents and trees. The Town Council's Planning Committee is required to make known its willingness to support, or not, planning applications based on local knowledge and current planning policies in order that these views can be taken into account when the decision is made by the District Council as Planning Authority. In accordance with Sidmouth Town Council Standing Orders Item 3(d) – (i) Members of the public may speak on each planning application on the agenda for up to three minutes.

6 Urgent items or Amended Plans Received After Formulation of the Agenda.

To receive a report from the Planning Clerk of any urgent planning items or amendments to planning applications received after the publication of the agenda.

7 Exclusion of the Public

To agree any items to be dealt with after the public (including the press) have been excluded. There are no items which the Town Clerk recommends should be dealt with in this way.

8 Applications for consideration

Applications can be found at: <https://planning.eastdevon.gov.uk/online-applications/>

(Type in or copy the application number into the box next to the search button, click on the documents tab and then on view documents.)

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|-----------|---------------------------|---------------------|---|
| 9 | 26/0983/ADV
East Ward | Mr Tiku
Patidar | Yrgolf Ltd, Dove Lane, Sidmouth, EX10 8AN.
1no illuminated canopy sign and 2no partially illuminated signs. |
| 10 | 26/1480/LBC
North Ward | Mr & Mrs
Bearman | Sussex House, Station Road, Sidmouth, EX10 8NP.
Conversion of 5 bedroom dwelling into 2no 2 bedroom maisonettes
with separate entrance doors. |

11	26/1506/FUL Primley Ward	Carol Brand	9 Darnell Close, Sidmouth, EX10 9JW. Proposed Garage Conversion.
12	26/1591/FUL Salcombe Regis Ward	Bob Wright	Clevedon Lodge, Sid Road, Sidmouth, EX10 9AJ. Construction of extension to rear of garage.
13	26/0665/MFUL Salcombe Regis Ward	Kings Down Tail Ltd	Kings Down Tail Caravan And Camping Park, Salcombe Regis, Sidmouth, EX10 0PD. Demolition of shower block and installation of 59 bases for the siting of static caravans with decking; retention of an existing tree house; change of use of existing building to spa/gym and reception; all with associated access, landscaping, car parking, drainage and infrastructure works (above and below ground).
14	26/1434/LBC Salcombe Regis	Mr & Mrs John & Judith Stadius	2 The Hills, Sid Road, Sidmouth, EX10 9AQ. Retrospective application for the removal of defective wall and ceiling plaster, and for removal of some rotten floor joists, essential to access damaged structural elements in between first and second floors. Stripping out of the 1980's kitchen and bathroom and the 1990s shower room. Proposed works to include - structural repair to main load bearing beam and truss to the living room. Replace associated floor joists. Relay existing floor boards back in place. Installation of new wall and ceiling plaster, along with kitchen and bathroom refurbishment. Installation of modern insulation products to main roof and to provide sound insulation to floor structures.
15	26/1457/LBC Sidbury Ward	Mr & Mrs Royle	Bridge Cottage, Bridge Street, Sidbury, Sidmouth, EX10 0RU. Replace 6no. windows on ground floor and 6no. windows on first floor on south west elevation and 1no. window at first floor south east elevation with double glazed heritage style casement windows.
16	26/1602/FUL Sidford Ward	Mr Simon Bathard	Oakdene, Higher Brook Meadow, Sidford, Sidmouth, EX10 9SS. Single story ground floor extension to eastern side of property and extending to the front building line of the existing property. Built in concrete block and rendered to match exiting with a concrete tiled roof, again to match existing.
17	26/1553/FUL South Ward	Mr Ian Jolley	The Hermitage, Vicarage Road, Sidmouth, EX10 8UF. Addition of a garden room, and some design changes to the previously approved single-storey extension on 26/0366/LBC & 26/0367/FUL.
18	26/1554/LBC South Ward	Mr Ian Jolley	The Hermitage, Vicarage Road, Sidmouth, EX10 8UF. Addition of a garden room, and some design changes to the previously approved single-storey extension on 26/0366/LBC & 26/0367/FUL.

19	26/1564/VAR South Ward	Mr & Mrs Kirk	2 Sidlands, Sidmouth, EX10 8UE. Variation of condition 2 (approved plans) on planning permission 25/2086/FUL (Increase in roof pitch, addition of dormers to the South elevation, roof lights and dormer window on the North elevation and addition of cladding) Changes to footprint, external materials and fenestration, and the addition of Juliette Balconies on south elevation.
20	26/1147/FUL South Ward	Mr Dave Gater	Redwall, Peak Hill Road, Sidmouth, EX10 0NW. Demolition of Conservatory and single storey extension on North East elevation. Construction of Two storey extensions on the North East and South West elevations. Construction of balcony on South east elevation and addition of Solar PV Panels to roof. (Amended)
21	26/1523/FUL West Ward	Mr Gary Rand	Station House, Station Road, Sidmouth, EX10 9DN. Construction of a first floor extension on East elevation.

22 Trees in Conservation Areas

a)	26/1501/TCA East Ward	The Bays, Coburg Road, Sidmouth, Devon, EX10 8NF. T001, 1x Magnolia : reduce the height of the tree by approximately 2.0 m, leaving a final overall height of 8.0m; reduce the radial crown spread by approximately 2.0m, leaving a final radial spread of approximately 8.0m at all compass points; crown thin the overall leaf-bearing twig structure by a maximum of approximately 10%; remove all epicormic growth from throughout the crown; maximum diameter of cut (MDC) 40mm. T002, Magnolia : reduce the height by approximately 2.0m, leaving a final overall height of approximately 6.0m; reduce the radial crown spread by approximately 2.0m, leaving a final radial spread of approximately 3.5m at all compass points; MDC , 40mm. (DR)
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23 Tree Preservation Orders

a)	26/1549/TRE South Ward	79 Peaslands Road, Sidmouth, Devon, EX10 8XD. PROPOSAL: T1, Lime : Crown reduce height from 22m to 18m and spread by between 4m to 5m from 16m to 12m.T2, Lime : Crown reduce height from 22m to 18m and spread by up to 4m-5m from 13m to 10m.T3, Lime : Crown reduce height from 20m to 16m and spread by up to 4m from 13m to 10m.
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- b) 26/1321/TRE
South Ward
- Bickwell Lodge, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
T1 - Western red cedar. Crown reduction of approximately 20% of foliar area. Cut sizes not to exceed 150mm. See annotated photograph. T2 - Silver birch. Reduce crown by approximately 30% of foliar area. Cut sizes not exceeding 50mm. See annotated photograph. T3 - Lawson cypress. Crown thin by approximately 15%. Crown lift to provide appropriate clearance over the adjacent highway - Crown lift to approximately 4m, MDC 50mm. (DR)

24 Notification of a new Tree Preservation Order

None received at the time of the publication of the agenda.

25 Notification of any works which constitute an exemption to a Tree Preservation Order

None received at the time of the publication of the agenda.

26 Unsupported decisions

None received at the time of the publication of the agenda.

27 Appeals

- a) Appeal Ref: 98 Woolbrook Road, Sidmouth, Devon EX10 9XD.
6011265 The development proposed is described as 30m of timber boundary
26/0190/FUL raised fencing to the north and south elevation.
- Appeal dismissed.**
The application for a partial award of costs is refused.

28 Enforcement Letters

None received at the time of the publication of the agenda.

29 New East Devon Local Plan;

To receive any update if necessary.

Forthcoming Council and Committee meetings:

7 September: Council
23 September: Tourism and Economy
23 September: Planning Committee
28 September: Environment Committee

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 12 August 2026 at 10.00am

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

Apologies : Ian Barlow

The meeting started at 10.00 am and finished at 11.50 am

1 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Chris Lockyear	26/1430/TCA South Ward	Personal	Remained in the Chamber and did not vote.	Neighbour
All Committee Members	26/1422/COU East Ward	Personal	Remained in the Chamber and did vote.	Sidmouth Council is Trustee of the land.
All Committee Members	26/1226/LBC North Ward	Personal	Remained in the Chamber and did vote.	Applicant is Sidmouth Town Council.
Cllr Kelvin Dent	26/1045/FUL South Ward & 26/0766/FUL South Ward	Personal	Remained in the Chamber and did vote.	Applicants are near neighbours.

2 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.

3 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 22 July 2026 were agreed and signed as a true and accurate record.

4 Urgent items

Items 17b and 18c were received after the agenda had been prepared.

5 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.

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|----------|--------------------------|-------------------------|--|
| 6 | 26/1422/COU
East Ward | Kate Jurassic
Saunas | Land At The Esplanade, Sidmouth.
Change of use of land for the siting of mobile sauna unit. |
|----------|--------------------------|-------------------------|--|

RESOLVED: OBJECT

Members considered the proposed sauna to be significantly larger than anticipated and, in this prominent seafront location, would appear overly conspicuous.

Members considered that the proposal would conflict with Policy 2 of the Sid Valley Neighbourhood Plan, which seeks to protect important views along the seafront, and Policy 5 relating to The Ham as designated Local Green Space. Members also considered that the proposal did not have sufficient regard to its sensitive location within the eastern part of the town, as required by Policies 22–25. It did not enhance or preserve the Conservation Area.

Concerns were also raised regarding the potential impact of smoke from the wood-burning stove on neighbouring premises and the lack of privacy associated with the proposed shower facilities. Members considered that a smaller, more temporary and mobile structure would be more appropriate.

Members further noted the forthcoming Beach Management Plan works and raised concerns that the proposal could conflict with or obstruct future access requirements for the lifeboat and other vessels.

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| 7 | 26/1226/LBC
North Ward | Sidmouth
Town Council | Band HQ, Woolcombe Lane, Sidmouth, Devon, EX10 9BB.
Internal works: build new timber stud wall inside west wall to stabilise the building and provide support to the bearing of the truss on the first floor; plasterboard lining removed and treated for woodworm; localised repairs; raise dropped roof truss wall internally and finished with ply and plasterboard and insulation; ground level trimmers below the floor which will be supported on posts. |
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RESOLVED: NOTED

Decision issued by East Devon District Council to approve

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| 8 | 26/1481/FUL | Mr & Mrs | Sussex House, Station Road, Sidmouth, EX10 8NP. |
| | North Ward | Bearman | Conversion of a 5 bedroom dwelling into 2no 2 bedroom maisonettes with separate access to each property. |

RESOLVED: NO OBJECTIONS

Note; Members would like to see the maisonettes restricted to use as main or primary residences.

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| 9 | 26/1144/FUL | Ms | 68 Woolbrook Road, Sidmouth, EX10 9XB. |
| | North Ward | Madeleine Conway | Remove garage door and replace with a wall and window to match the front of the house; wall rendered and painted white; window to match kitchen window. |

RESOLVED: NO OBJECTIONS

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| 10 | 26/1556/FUL
Primley Ward | Mr Damon
Russell | 108 Malden Road, Sidmouth, Devon, EX10 9LY.
Demolition of the existing side garage and conservatory, the construction of a two storey side extension and single storey rear extension, together with associated internal and external alterations; replacement windows and doors and associated landscaping. |
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RESOLVED: NO OBJECTIONS

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| 11 | 26/1327/FUL
Salcombe Regis
Ward | Ms Eleanor
Selley | Flat 2, Beecroft, Laskeys Lane, Sidmouth, EX10 8JW.
Proposed replacement of rear first floor balcony on south elevation; balcony depth to be increased slightly and deck to be raised to allow for level threshold into the apartment. |
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RESOLVED: NO OBJECTIONS

Members would like to see the window materials matching the existing.

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| 12 | 26/1540/FUL
Salcombe Regis
Ward | Mr & Mrs
Berisford | Weir Lodge, Millford Road, Sidmouth, Devon, EX10 8DP.
Installation of new timber gates and replacement of existing windows. |
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RESOLVED: NO OBJECTIONS

- 13** 26/1053/FUL Mr Quincey Land Off Cotmaton Road, Sidmouth, EX10 8SY.
South Ward Formation of a new access onto Cotmaton Road, realignment of
boundary wall and construction of a new dwelling.

RESOLVED: DO NOT SUPPORT

Members considered the proposal to represent an overdevelopment of the site due to its scale, bulk and massing. The angular and modern design was considered unsympathetic to the softer character of the site and the curved boundary wall and considered that the proposal failed to respect local character and distinctiveness, contrary to Policy 7 of the Sid Valley Neighbourhood Plan.

Members also expressed a preference for traditional imperial-style brickwork to better reflect the existing boundary wall.

- 14** 26/0766/FUL Lorna And Ashleigh, Knowle Drive, Sidmouth, EX10 8HW.
South Ward Joe Proposed loft conversion.
Burton

RESOLVED: DO NOT SUPPORT

Members considered the proposed design of the rear dormer-to be-out of keeping with the character and appearance of the house and the surrounding properties. Members expressed a preference for white-framed windows to better reflect the neighbouring properties and considered the proposal to be contrary to Policy 7 of the Sid Valley Neighbourhood Plan.

- 15** 26/1045/FUL Lorna And Ashleigh, Knowle Drive, Sidmouth, EX10 8HW.
South Ward Joe Proposed Side Extension. (Phase 1 works only comprising a single
Burton storey side extension and associated internal works).

RESOLVED: NOTED

Decision issued by East Devon District Council to approve.

- 16** 26/1535/FUL Mr & Mrs The Belvedere, Peak Hill Road, Sidmouth, EX10 0NW.
South Ward Andrew Paley Alteration of pitched to flat roof with construction of single storey
extension and double car port to the south elevation.

RESOLVED: NO OBJECTIONS

- 17** 26/1404/ADV Kensington Waitrose Ltd, Stowford Rise, Sidmouth, EX10 9GA.
West Ward Alice Jefferies Replacement of external freestanding and wall mounted
illuminated and non illuminated signage.

RESOLVED: DEFER

Members considered that insufficient information had been provided to determine the application and requested clarification on the existing and proposed levels of illumination, whether the proposed signage would be brighter than the existing signage, and the proposed hours of illumination.

Members also requested the observations of East Devon District Council before reconsidering the application.

18 Trees in Conservation Areas

- a) 26/1430/TCA
South Ward
- The Hill, Muttersmoor Road, Sidmouth, Devon, EX10 8RH.
T1, Holly : reduce thin, declining branches in the upper canopy by approximately 3m down into the denser canopy from approximately 12m to leave a final height of approximately 9m.
T2, Holly : height approximately 11m, spread approximately 5m; reduce height by 2m leaving a final height of approximately 9m, prune branches over the garage roof to give approximately 1-2m clearance; cuts should not be greater than 50mm in diameter.
(DR)

NOTED

- b) 26/1487/TCA
- Camden, Elysian Fields, Sidmouth, Devon, EX10 8UH.
T1: conifer - dismantle and remove (dead). T4 - Judas Tree: reduce low lateral south eastern limb back to growth point 1.2m from main stem. T5 - Field Maples: crown lift above Quince tree to 4m above ground level, reduce height of Quince at same time by 1m. T9 - Sycamore: reduce southern aspect where overhanging garages by 2-3m, crown lift above garages to achieve a minimum clearance of 1.5m.

NOTED

19 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 26/1339/TRE
Primley Ward
- 15 Yardelands, Sidmouth, Devon, EX10 9LJ.
PROPOSAL: T1, Swamp Cypress : crown reduce by 2.5m in height with Maximum Diameter of Cuts (MDC) of 50mm; Reduce lateral spread of upper canopy by 2m, MDC 75mm.

RESOLVED: AGREED: As recommended by the Arboricultural Officer

- b) 26/1188/TRE
South Ward
- Littleton, Cotmaton Road, Sidmouth, EX10 8SW.
T1, Lime : reduce primary northern limb, arising at 3.5m on main stem, by 3m, maximum diameter of cut 75mm; remove hazardous deadwood. (DR)

RESOLVED: AGREED: As recommended by the Arboricultural Officer

- c) 26/1465/TRE
South Ward
- Eaglehurst, Court Flats, Cotmaton Road, Sidmouth, EX10 8EZ.
Yew - reduce by less than 1.8m x5 small branches back to centre of hedge line.

RESOLVED: AGREED: As recommended by the Arboricultural Officer

20 Notification of a new Tree Preservation order

None received.

21 Appeals

None received.

22 Unsupported decisions

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|-----------|---------------------------------------|------------------------|---|
| a) | 25/2497/FUL
Sidbury Ward | John and
Jackie Gay | Valley View, Sidbury, Sidmouth, EX10 0QR.
Proposed demolition of existing dwelling and attached building and replacement with 1 no. dwellinghouse, and detached garage.
STC DO NOT SUPPORT EDDC APPROVED |
| | | | |
| b) | 26/0679/FUL
Salcombe Regis
Ward | Mr Robert
Amos | Coastlands, Cliff Road, Sidmouth, EX10 8JN.
Partial demolition of attached garage and construction of two storey extension on the North elevation.
STC DO NOT SUPPORT EDDC APPROVED |

23 New East Devon Local Plan

The proposed new plan is expected to be reported to the Strategic Planning Committee on 22nd September with a recommendation that it be approved at an extraordinary meeting of the District Council and submitted to the Inspectorate in October. Adoption is expected in 2028.

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CHAIR OF THE PLANNING COMMITTEE

