



# SIDMOUTH TOWN COUNCIL

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DEVON  
EX10 9BB

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To: All Members of the Planning Committee  
Town Clerk

28 May 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 3 June 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](mailto: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', written over a horizontal line.

**Christopher E Holland**  
Town Clerk

# AGENDA

## 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 13 May 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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|----------|--------------------------|----------|---|
| <b>9</b> | 26/0593/LBC<br>East Ward | Jo Cooke | Norton Garth Court, Station Road, Sidmouth, EX10 8NY.<br>Side (SW) elevation north block shutters retained and repaired; side (sw) elevation middle block shutters removed; side (SW) elevation north and middle blocks and front (SE) elevation south block vestibule, all rainwater goods replaced; side (SW) elevation north and middle block 4no. second floor dormers, replace flat roofs and repair soffits/facias where necessary; side (SW) elevation north block 2no. bays at first floor, windows repaired/replaced |
|----------|--------------------------|----------|---|

where necessary retaining all existing glazing units, replace roofs & repair sub-structures where necessary; front (SW) elevation north block replace veranda & feature roof, repair soffits & fascias & balustrades where necessary; install new drainage channel to northern end of veranda below rainwater downpipe discharge point. side (SW) elevation south block, front (SE) elevation south block, and side (NE) elevation south block replace vestibule roof, repair soffits & fascias & balustrades where necessary.

<b>10</b>	26/0934/FUL East Ward	Mr Simon Russell	74 - 76 High Street, Sidmouth, EX10 8EQ. Replace three windows to rear elevation of property.
<b>11</b>	26/0751/FUL North Ward	Mr Andy Gardiner	Green Acres, Saltways Lane, Bowd, Sidmouth, EX10 0NP. To remove existing Timber Framed Double Garage and replace with Purpose Built Garage and First Floor Work Space.
<b>12</b>	26/0899/FUL North Ward	Mr & Mrs Tosh	150 Temple Street, Sidmouth, EX10 9BN. Demolition of existing conservatory, and construction of single storey rear and side extensions.
<b>13</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.
<b>14</b>	26/0921/COU Salcombe Regis Ward	Mr Edward Aldridge	Berwick House, 4 Albert Terrace, Salcombe Road, Sidmouth, EX10 8PX. Change of use of guest house from C1(Hotels) to C2(Residential institution).
<b>15</b>	26/0718/FUL Salcombe Regis Ward	Mr & Mrs Berisford	Weir Lodge, Millford Road, Sidmouth, EX10 8DP. Demolition and replacement of detached garage.
<b>16</b>	26/0741/AGR Sidbury Ward	Mr K Fox	Land At Hatway Cottage Farm, Sidbury. Agricultural storage building.
<b>17</b>	26/0841/FUL Sidbury Ward	Leslie Mansbridge	Westcot, Harcombe, Sidmouth, EX10 0PR. Construction of mobility scooter shelter.
<b>18</b>	26/0842/LBC Sidbury Ward	Leslie Mansbridge	Westcot, Harcombe, Sidmouth, EX10 0PR. Construction of mobility scooter shelter.
<b>19</b>	26/0565/FUL South Ward	Ms Sally Major	The Maisonette, St Davids, Fortfield Terrace, Sidmouth, EX10 8NT. Removal of rear canopy and dual pitched roof to be replaced with a new flat roof. Construction of new garden shed and retrospective approval for guard rail on front elevation.

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| <b>20</b> | 26/0566/LBC<br>South Ward | Ms Sally<br>Major      | The Maisonette, St Davids, Fortfield Terrace, Sidmouth, EX10 8NT.<br>Removal of rear canopy and dual pitched roof to be replaced with a new flat roof. Construction of new garden shed and retrospective approval for guard rail on front elevation. |
| <b>21</b> | 26/0644/FUL<br>South Ward | Mrs Caroline<br>Turney | Clyst Vale, Convent Road, Sidmouth, EX10 8RL.<br>Garage extension and garden shed installation.  |

## **22 Trees in Conservation Areas**

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|-----------|---------------------------|--|--|
| <b>a)</b> | 26/0704/TCA<br>South Ward |  | Little Camden, Elysian Fields, Sidmouth, Devon, EX10 8UH.<br>T1, Magnolia : reduce height by 3m and shape. T2, Pittosporum: re-pollard. T3, Bay: remove the four small stems. T4, Cotoneaster: re-pollard to old height. |
|-----------|---------------------------|--|--|

## **23 Tree preservation Orders**

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|-----------|---------------------------|--|---|
| <b>a)</b> | 26/0560/TRE<br>South Ward |  | Balfour Manor, Station Road, Sidmouth , Devon, EX10 8XW.<br>1301, Monterey Pine : remove broken hanging branches throughout; reduce lowest branch, to SE overhanging driveway, via thinning by approx. 3-4m by removing dominant leaders; reduce lateral branch on western aspect at approx. 20m via thinning by removing long dominant branch, approx. 4m in length; reduce remaining western, northern and southern crown via thinning by approx. 2m. C1, Mixed conifer and broadleaf (Station Road) : crown raise low hanging branches along Station Road in order to attain a ground clearance of approx. 5.2m. 828, Turkey Oak (Station Road) : reduce sub-dominant SW stem overhanging road to stump approx. 1.5m from union. C2, Foxglove and Cherry (sp) : growing over garage, to be pruned back to clear by 1m. T1, Magnolia : crown thin the vertical re-growth in the upper crown by up to 50%, making pruning cuts distal to historic reduction points; reduce remaining vertical growth by approximately 1m in length; carry out a crown reduction via thinning of the middle and lower crown; prune to remove branch lengths of approximately 1.5m to achieve an overall crown reduction of around 1m. |
|-----------|---------------------------|--|---|

## **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**

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

**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:**

15 June: Environment Committee

17 June: Tourism & Economy Committee

24 June: Planning Committee

6 July: Council

**SIDMOUTH TOWN COUNCIL**  
**Minutes of the Meeting of the Planning Committee**  
**held at the Council Chamber, Woolcombe House, Sidmouth,**  
**on Wednesday 13 May 2026 at 10.00am**

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

Also present : Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.00 am

**448 Declarations of Interest**

<b>Name</b>	<b>Item / Reference</b>	<b>Type</b>	<b>Action Taken</b>	<b>Details of Interest</b>
Cllr Hilary Nelson	26/0728/FUL	Personal	Remained in the chamber and did not take part in the discussion and voting.	Neighbouring property owner

**449 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.

**450 Minutes**

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

**451 Urgent items**

None received

**452 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.

**453** 26/0837/FUL Philippa 6 Woolbrook Rise, Sidmouth, EX10 9UB.  
North Ward McGimpsey Retrospective permission for a small extension to the existing terrace, and further approval for a further small extension to the terrace with new balustrading.

**RESOLVED:** NO OBJECTIONS

**454** 26/0716/LBC Miss Hannah 2 Sid Bank Sid Lane, Sidmouth, EX10 9AW.  
Salcombe Regis Jones Remove and re-render front (west) elevation.  
Ward

**RESOLVED:** NO OBJECTIONS subject to the views of the Conservation Officer

**455** 26/0563/FUL Mr Peter Vale View Heights, Fortescue Road, Sidmouth, EX10 9QG.  
Salcombe Regis Madden Demolition of existing escape stairs and erection of an extension  
Ward comprising replacement stairs, basement storage, and 6 no bedrooms.

**RESOLVED:** NO OBJECTIONS

**456** 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:** NO OBJECTIONS

Members reiterated their comments however, on the previous application in relation to the main dwelling: 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 reflected the character and appearance of the original farmhouse.

**457** 26/0728/FUL Mr Ali Rad Rosebank Bungalow, The Richmond Hotel, Elysian Fields,  
South Ward (Arsh Sidmouth, EX10 8UH.  
Holdings Remove manager's occupancy condition and revise the red line  
Ltd) boundary.

**RESOLVED:** NO OBJECTIONS

**458** 26/0686/FUL Mr G Hall Sidmouth Harbour Hotel, Manor Road, Sidmouth, EX10 8RU.  
South Ward Installation of 2 No. pedestal mounted EV charging points with each with two outlets for the simultaneous charging of 2 vehicles and associated pole mounted sign.

**RESOLVED:** NO OBJECTIONS

**459** **Trees in Conservation Areas**  
None received

#### 460 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 26/0533/TRE 8 Ashley Crescent, Sidmouth, EX10 9UE.  
North Ward Atlas Cedar: crown reduction by 1m, all over.

NOTED

- b) 26/0634/TRE Knowle Grange, Knowle Drive, Sidmouth, EX10 8HN.  
South Ward T1, T2, T3, Yew - trim annual regrowth, annually for next five years.

NOTED

#### 461 Notification of a new Tree Preservation order

None received.

#### 462 Appeals

None received.

#### 463 Unsupported decisions

- a) 25/2086/FUL Mr & Mrs 2 Sidlands, Sidmouth, Devon, EX10 8UE.  
South Ward Kirk Increase in roof pitch, addition of dormers to the South elevation, roof lights and dormer window on the North elevation and addition of cladding.

**STC: DID NOT SUPPORT EDDC: APPROVED**

- b) 25/2068/FUL Mr Dom 17 Balfours, Sidmouth, EX10 9EF.  
West Ward Narey Proposed single storey side extension, construction of ramp and balustraded steps to the rear and addition of cladding and render.

**STC: DID NOT SUPPORT EDDC: APPROVED**

- c) 25/2058/FUL Mr Alistair Woodlands, Salcombe Regis, Devon, EX10 0PD  
Salcombe Regis Franks Replacement dwelling – demolish existing bungalow and replace with new bungalow  
Ward

**STC: DID NOT SUPPORT EDDC: APPROVED**

- d) 26/0144/FUL Mr John Springfield Farm, Sidbury, Sidmouth, EX10 0QJ.  
Sidbury Ward Northover Conversion of existing agricultural barn to provide a single dwelling house with associated parking.

**STC: DID NOT SUPPORT EDDC: APPROVED**

- |    |                                       |                      |   |
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| e) | 25/2486/FUL<br>South Ward             | Mr & Mrs B<br>Sansom | 15 Arcot Park, Sidmouth, EX10 9HP.<br>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.<br><br><b>STC: DID NOT SUPPORT    EDDC: APPROVED</b>  |
| f) | 25/2559/VAR<br>Salcombe Regis<br>Ward | Chris Shrubb         | Strathallan, Sid Lane, Sidmouth, Devon, EX10 9AW.<br>Variation of condition 1 (approved plans) on planning permission 25/1603/VAR (Variation of condition 1 (approved plans) on planning permission 24/1754/FUL (two storey extensions to the north and south elevations and, the addition of a porch); proposed changes in fenestration, to the porch canopy and gable on north elevation); proposed changes to projecting gable.<br><br><b>STC: DID NOT SUPPORT    EDDC: APPROVED</b> |
| g) | 25/2610/FUL<br>South Ward             | Mr & Mrs<br>Morgan   | Meadow Lea, Boughmore Road, Sidmouth, EX10 8SH.<br>Demolition of existing garage, construction of a 3-bed detached dwelling with garage, parking and associated infrastructure.<br><br><b>STC: OBJECT    EDDC: APPROVED</b>   |

**464    New East Devon Local Plan**

It was noted that recent regulatory changes announced by the government meant that East Devon District Council could submit its draft local plan by the end of the year without suffering any negative consequences. It was likely that the District Council would take advantage of this extra time to refine the document before submission.

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**CHAIR OF THE PLANNING COMMITTEE**

