



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
WOOLCOMBE LANE
SIDMOUTH
DEVON
EX10 9BB

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To: All Members of the Planning Committee
Town Clerk

6 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 12 August 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 22 July 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 | 26/1422/COU
East Ward | Kate Jurassic
Saunas | Land At The Esplanade, Sidmouth.
Change of use of land for the siting of mobile sauna unit. |
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10	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.
11	26/1481/FUL North Ward	Mr & Mrs Bearman	Sussex House, Station Road, Sidmouth, EX10 8NP. Conversion of a 5 bedroom dwelling into 2no 2 bedroom maisonettes with separate access to each property.
12	26/1144/FUL North Ward	Ms Madeleine Conway	68 Woolbrook Road, Sidmouth, EX10 9XB. 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.
13	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.
14	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.
15	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.
16	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.
17	26/1053/FUL South Ward	Mr Quincey	Land Off Cotmaton Road, Sidmouth, EX10 8SY. Formation of a new access onto Cotmaton Road, realignment of boundary wall and construction of a new dwelling.
18	26/0766/FUL South Ward	Lorna And Joe Burton	Ashleigh, Knowle Drive, Sidmouth, EX10 8HW. Proposed loft conversion.

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| 19 | 26/1045/FUL
South Ward | Lorna And
Joe
Burton | Ashleigh, Knowle Drive, Sidmouth, EX10 8HW.
Proposed Side Extension. (Phase 1 works only comprising a single storey side extension and associated internal works). |
| 20 | 26/1535/FUL
South Ward | Mr & Mrs
Andrew Paley | The Belvedere, Peak Hill Road, Sidmouth, EX10 0NW.
Alteration of pitched to flat roof with construction of single storey extension and double car port to the south elevation. |
| 21 | 26/1404/ADV
West Ward | Kensington
Alice Jefferies | Waitrose Ltd, Stowford Rise, Sidmouth, EX10 9GA.
Replacement of external freestanding and wall mounted illuminated and non illuminated signage. |

22 Trees in Conservation Areas

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| a) | 26/1430/TCA
South Ward | The Hill, Mutersmoor 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) |
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23 Tree preservation Orders

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| a) | 26/1339/TRE
Primley Ward | 15 Yardlands, 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.(DR) |
| 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) |

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

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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 |
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| b) | 26/0679/FUL | Mr Robert | Coastlands, Cliff Road, Sidmouth, EX10 8JN. |
| | Salcombe Regis | Amos | Partial demolition of attached garage and construction of two |
| | Ward | | storey extension on the North elevation. |
| | | | STC DO NOT SUPPORT EDDC APPROVED |

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:

18 August: Youth Provision

2 September: Planning Committee

7 September: Council

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 22 July 2026 at 10.00am

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

Apologies : John Loudoun
Hilary Nelson

The meeting started at 10.00 am and finished at 11.30 am

1 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Chris Lockyear	26/1215/TCA South Ward	Personal	Remained in the Chamber and did not vote.	The applicant
All Committee Members	26/1215/TCA South Ward	Personal	Remained in the Chamber and did vote.	Applicant is a Councillor
All Committee Members	26/1226/LBC North Ward	Personal	Remained in the Chamber and did vote.	Applicant is Sidmouth Town Council.

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 24 June 2026 were agreed and signed as a true and accurate record.

4 Urgent items

None received

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 | 26/1226/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: DEFER

Members agreed to defer consideration of the application. Whilst recognising the Town Council's responsibility to maintain the listed building, they considered that a structural conservation expert should be instructed to advise on the proposed works and ensure they are carried out in an appropriate and safe manner.

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| 7 | 26/0900/FUL
Sidbury Ward | Mrs Jayne
Morgan | 9 Cotford Road, Sidbury, Sidmouth, EX10 0SG.
Replacement of existing windows, form new bathroom, alter stud partition and remove modern fireplace surround. |
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RESOLVED: NO OBJECTIONS

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| 8 | 26/0901/LBC
Sidbury Ward | Mrs Jayne
Morgan | 9 Cotford Road, Sidbury, Sidmouth, EX10 0SG.
Replacement of existing windows, form new bathroom, alter stud partition and remove modern fireplace surround. |
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RESOLVED: NO OBJECTIONS: subject to the views of the Conservation Officer.

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| 9 | 26/1326/AGR
Sidbury Ward | Mr Coles | Barn At Harcombe Farm, Sidbury, Sidmouth.
A dual pitch portal framed agricultural building. |
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RESOLVED: NO OBJECTIONS

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| 10 | 26/1129/FUL
Sidbury Ward | Mr & Mrs
Gater | Whittons, Sidbury, Sidmouth, EX10 0QJ.
Demolition of conservatory and construction of two storey extension on the North elevation including two storey garage extension. Raised Patio on West elevation and landscaping works. |
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RESOLVED: DO NOT SUPPORT

Members considered the proposed design to be poor and felt it lacked cohesion with the original dwelling. They considered the scale, form and appearance of the extensions would not integrate well with the existing elevations and would result in a development that was out of keeping with the character of the property.

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| 11 | 26/0988/VAR
Sidford Ward | Mr D
Wilkinson | Unit 2 Carnival Works, Laundry Lane, Sidford, Sidmouth, EX10 9QR.
Variation of Condition 2 (approved plans) of planning permission 23/2117/FUL (Conversion of workshop building to form 2 no. live/work units, comprising business use (Class E(g)) at ground floor and dwelling (Class C3) at first floor, and formation of associated parking area) to facilitate changes to the approved design. |
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RESOLVED: NO OBJECTIONS

Note: Members raised no objections to the proposed variation. However, they requested that the amended design maintains cohesion with the existing converted building, particularly in respect of the windows and external paneling. Members also encouraged the incorporation of solar panels as part of the development to improve its environmental sustainability.

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| 12 | 26/1273/FUL
South Ward | Mr & Mrs
Slack | Tay Craig, Cottington Mead, Sidmouth, Devon, EX10 8HB.
Demolition of existing garage and construction of side extension and car port. Removal of existing chimneys and roof dormer. |
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RESOLVED: NO OBJECTIONS

Note: Members raised no objections to the proposed development. However, they expressed a preference for timber or Cedral cladding in place of the proposed finish. Members also requested that, if all of the windows are to be replaced, consideration be given to using materials other than uPVC.

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| 13 | 26/1173/FUL
South Ward | Mr Ashley
Caldwell | Royal Glen Hotel, Glen Road, Sidmouth, EX10 8RW.
Erection of 2no electric vehicle chargers. |
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RESOLVED: NO OBJECTIONS: subject to the views of the Conservation Officer.

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| 14 | 26/1147/FUL
South Ward | Mr Dave
Carter | 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. |
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RESOLVED: OBJECT

Members strongly objected to the application. They considered the scale, massing and design of the proposed extensions to be unsympathetic to the character of the area and not subservient to the existing dwelling, contrary to Policy 7 (Local Distinctiveness) of the Sid Valley Neighbourhood Plan. Members were concerned that the development would have an adverse impact on the street scene and on protected views identified in Policy 2 (Key Views), particularly when viewed from the South West Coast Path. Given its prominent location within the National Landscape and Coastal Preservation Area, Members considered the proposal would fail to conserve or enhance the landscape character. They also noted concerns raised by neighbouring residents regarding overlooking and loss of privacy to the rear. In addition, Members expressed concern that works had already commenced to the historic red brick boundary wall, which formed part of the curtilage of Peak Hill House-

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| 15 | 26/1041/FUL
South Ward | Mr & Mrs
Egan | Craiglands, Convent Road, Sidmouth, EX10 8RD.
Installation of conservation rooflight, alteration to fenestrations and new glass balustrade to first floor balcony. |
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RESOLVED: SPLIT DECISION

NO OBJECTION: to the proposed conservation rooflight or bay window.

DO NOT SUPPORT: the proposed bi-fold doors and glass balustrade. Members considered that the fenestration is a defining feature of this Sampson house within the Conservation Area and felt the modern design failed to respect its vernacular character. They recommended that the bi-fold doors be replaced with French doors matching the existing style of fenestration and that a timber balcony be used in place of the proposed glass balustrade.

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| 16 | 26/1203/FUL
South Ward | Mr and Mrs J
Barnett | Cotlands Lodge, Cotlands, Sidmouth, Devon, EX10 8SP.
Construction of detached garage. |
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RESOLVED: NO OBJECTION

17 Trees in Conservation Areas

- a) 26/0943/TCA Long Acre, Sid Road, Sidmouth, EX10 9AH.
Salcombe Regis
Ward
T1, Sycamore: prune all parts of the tree for 90cm below the top of the wall, which are in contact with the wall to give 5cm clearance from the wall as measured from the northern side of the wall to facilitate repairs. (DR)

NOTED

- b) 26/1215/TCA Bickwell House, Stadway Meadow, Sidmouth, Devon, EX10 8TB.
South Ward
Black Poplar: fell. Reason: safety - it is currently leaning at approximately 23 degrees having previously leant at 20 degrees in 024. The roots are lifting and it is very likely moving. (DR)

NOTED

- c) 26/1276/TCA Carolcrest, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.
South Ward
EX10 8SQ
T1, Strawberry tree : reduce to similar height as hedge and reduce lateral branches by 1-2m to leave a natural form. Final height of approximately 5m and final spread of approximately 4m. (DR)

NOTED

- d) 26/1229/TCA Uplands, Boughmore Road, Sidmouth, Devon, EX10 8SJ.
South Ward
T1, Oak : whole crown reduction by approximately 1-2m to leave a height of approximately 16m and spread of approximately 11-12m. T2, Willow (dead) : remove to as close to ground level as possible and plant replacement tree close by (species and size still to be decided). T3, Ash : whole crown reduction by approximately 0.5-1m leaving a height of approximately 5m and spread of approximately 2-3m. T4, Maple : prune overhanging branches back to the boundary, sympathetically to keep shape and form. (DR)

NOTED

18 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 26/1339/TRE 15 Yardlands, Sidmouth, Devon, EX10 9LJ.
Primley Ward 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.

DEFERRED: Awaiting the Arboricultural Officers Report.

- b) 26/1168/TRE Halwell, West Park Road, Sidmouth, EX10 9DH.
South Ward T1: Western Red Cedar, multi stemmed dbh 800mm, crown raise to approximately 6m on the north and north western aspect, maximum pruning cuts of no more than 75mm. (DR)

RESOLVED: AGREED: As recommended by the Arboricultural Officer

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

DEFERRED: Awaiting the Arboricultural Officers Report.

- d) 26/0824/TRE 5 Cedar Shade, All Saints Road, Sidmouth, Devon, EX10 8EU.
South Ward Tree number 1: Holm Oak - fell to as close as ground level as possible. Treat the stump by drilling the required amount of eco plugs (contain glyphosate) into stump. (restricted and elevated location prohibits stump removal by tree surgeon). No replacement tree is proposed as space not available. (DR)

RESOLVED: AGREED: As recommended by the Arboricultural Officer

19 Notification of a new Tree Preservation order

- a) 26/0002/TPO TREE PRESERVATION ORDER
PROPOSAL: Land at and adjacent to Peak House, Cotmaton Road, Sidmouth
TPO NO: 26/0002/TPO
- b) 26/0023/TPO TREE PRESERVATION ORDER
PROPOSAL: Land at Eaglehurst Lodge, Cotmaton Road, Sidmouth
TPO NO: 26/0023/TPO

20 Appeals

- a)

Appeal Ref:
6008369

25/1448/TEC

Former Sidmouth Health Centre, Blackmore Drive, Sidmouth, EX10 8ET.

Technical details consent for PIP application 24/0125/PIP approved on 21/03/24 for 'Permission in principle for change of use of the former Sidmouth Health Centre to provide up to 9 no. residential units (Use Class C3) and other associated works at former Sidmouth Health Centre, Blackmore Drive, Sidmouth.

Appeal dismissed.

Application for a full award of costs against the Council refused.

21 Unsupported decisions
None received.

22 New East Devon Local Plan
There was no new information regarding the new local plan.

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CHAIR OF THE PLANNING COMMITTEE

