



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
WOOLCOMBE LANE
SIDMOUTH
DEVON
EX10 9BB

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To: All Members of the Planning Committee
Town Clerk

16 July 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 22 July 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 24 June 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.)

- | | | | |
|----------|---------------------------|--------------------------|---|
| 9 | 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. |
|----------|---------------------------|--------------------------|---|

10	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.
11	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.
12	26/1326/AGR Sidbury Ward	Mr Coles	Barn At Harcombe Farm, Sidbury, Sidmouth. A dual pitch portal framed agricultural building.
13	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.
14	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.
15	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.
16	26/1173/FUL South Ward	Mr Ashley Caldwell	Royal Glen Hotel, Glen Road, Sidmouth, EX10 8RW. Erection of 2no electric vehicle chargers.
17	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.
18	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.
19	26/1203/FUL South Ward	Mr and Mrs J Barnett	Cotlands Lodge, Cotlands, Sidmouth, Devon, EX10 8SP. Construction of detached garage.

20 Trees in Conservation Areas

- a)** 26/0943/TCA
Salcombe Regis
Ward
Long Acre, Sid Road, Sidmouth, EX10 9AH.
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)
- b)** 26/1215/TCA
South Ward
Bickwell House, Stadway Meadow, Sidmouth, Devon, EX10 8TB.
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)
- c)** 26/1276/TCA
South Ward
Carolcrest, Bickwell Valley, Sidmouth, Devon, EX10 8SQ.
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)
- d)** 26/1229/TCA
South Ward
Uplands, Boughmore Road, Sidmouth, Devon, EX10 8SJ.
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)

21 Tree preservation Orders

- 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.
- b)** 26/1168/TRE
South Ward
Halwell, West Park Road, Sidmouth, EX10 9DH.
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)
- c)** 26/1215/TCA
South ward
Bickwell House, Stadway Meadow, Sidmouth, Devon, EX10 8TB.
Black Poplar: fell. Reason: safety - it is currently leaning at approximately 23 degrees having previously leant at 20 degrees in 2024. The roots are lifting and it is very likely moving.

- d) 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.
- e) 26/0824/TRE
South Ward
5 Cedar Shade, All Saints Road, Sidmouth, Devon, EX10 8EU.
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)

22 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

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

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

24 Unsupported decisions

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

25 Appeals

- a) Appeal Ref: 25/1448/TEC
6008369
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.

26 Enforcement Letters

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

27 New East Devon Local Plan;

To receive any update if necessary.

Forthcoming Council and Committee meetings:

3 August: Council

12 August: Planning Committee

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 24 June 2026 at 10.00am

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

Also present : Cllr Ian Barlow

Apologies : Jo Dodds
John Loudoun
John Nicholson

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 Kelvin Dent	26/1045/FUL South Ward	Personal	Remained in the Chamber and did not vote.	Lives near and is acquainted with 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 3 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.

- 6 26/1048/FUL Mr Charles 6 Primley Road, Sidmouth, EX10 9LB.
Primley Ward McCullough Construction of rear raised terrace with timber and glazed
balustrading.

RESOLVED: Split decision:

NO OBJECTIONS to the proposed raised terrace.

DO NOT SUPPORT the proposed 2.1m high fence. Reason: Members considered its height would have an adverse impact on neighbouring residential amenity.

- 7 26/1092/FUL Jacqui Cook 61 Sidford Road, Sidmouth, EX10 9LR.
Primley Ward Proposed first floor rear extension, new bay window to front
elevation, alterations to fenestration, Construction of porch and
re-roofing of the property in Natural Slate.

RESOLVED: NO OBJECTIONS

Note: Members expressed concern regarding the proposed use of natural slate, noting that it was not characteristic of the surrounding properties. Members also considered that elements of the design were unsympathetic to the character and appearance of the surrounding area and encouraged the use of materials and detailing more in keeping with the local vernacular, in accordance with Policy 7 of the Sid Valley Neighbourhood Plan.

- 8 26/0879/FUL David 3 Primley House, Sidford Road, Sidmouth, EX10 9LN.
Primley Ward Dodgeon Replacement of 8no windows and 2no external doors, and repair
works to sections of external and boundary walls.

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

Note: Members expressed a preference for the existing glazed window to remain glazed and for the replacement windows to be constructed of timber rather than aluminum.

- 9 26/0878/LBC David 3 Primley House, Sidford Road, Sidmouth, EX10 9LN.
Primley Ward Dodgeon Replacement of 8no windows and 2no external doors, and repair
works to sections of external and boundary walls.

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

Note: Members expressed a preference for the existing glazed window to remain glazed and for the replacement windows to be constructed of timber rather than aluminum.

- 10 26/1113/FUL Jane Walker 3 Brownlands Road, Sidmouth, EX10 9AR.
Salcombe Regis Construction of proposed garage.
Ward

RESOLVED: NO OBJECTIONS

- 11** 26/1002/LBC Mr and Mrs 10 And 12 Cotford Road, Sidbury, Sidmouth, EX10 0SG.
Sidbury Ward Maltby (No 10 and 12 Cotford Road: repairs to 2no. chimney stacks and install
10) ventilators on both stacks and new chimney pot on no. 12.
and Jenkins
(No 12)

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

- 12** 26/1010/FUL Mr Simon Oakdene, Higher Brook Meadow, Sidford, Sidmouth, EX10 9SS.
Sidford Ward Bathard To construct a double garage to the front of the property; to
convert the existing single integral garage into a bedroom; to
expand the rear facing dormer; to install two additional Velux
windows to the south elevation and resurface the driveway.

RESOLVED: DO NOT SUPPORT

Reason: Members considered that the proposed front garage would be out of keeping with the street scene where other properties had not been treated in such a way and would be contrary to Policy 7 of the Sid Valley Neighbourhood Plan.

- 13** 26/1127/FUL Mrs Carol 9 Sid Vale Close, Sidford, EX10 9PH.
Sidford Ward Stanley Construction of living room and porch extension.

RESOLVED: DO NOT SUPPORT

Reason: Members felt the proposal was out of keeping with the street scene where other properties had not been treated in such a way and was contrary to Policy 7 Sid Valley Neighbourhood Plan.

- 14** 26/0961/LBC Mr And Mrs Spring Cottage, Cotmaton Road, Sidmouth Devon, EX10 8EY.
South Ward Barrett Internal alterations on second floor (roof space): Construct new
walls to create en-suite; remove part of wall and install new beam
over and infill door onto landing area and install fan slate vent on
rear (south) elevation.

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

- 15** 26/0936/FUL Mr Andrew 71 Temple Street, Sidmouth, EX10 9BQ.
South Ward Prior Demolish single storey rear extension. Proposed change of use of
ground floor shop area to residential use, and the combination
with the existing maisonette above to create a single residential
building.

RESOLVED: NO OBJECTIONS

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| 16 | 26/1045/FUL
South Ward | Mr and Mrs
Joe and
Lorna
Burton | Ashleigh, Knowle Drive, Sidmouth, EX10 8HW.
Proposed Side Extension. (Phase 1 works only comprising a single storey side extension and associated internal works). |
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RESOLVED: DO NOT SUPPORT

Reason: Members considered the proposed side extension represented an overdevelopment of the plot, resulting in a cramped form of development that would be out of keeping with the character of the surrounding area.

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| 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. |
|-----------|---------------------------|------------|---|

RESOLVED: OBJECT

Reasons: Members considered the proposal to constitute overdevelopment of the site by reason of mass and design. Given its prominent location on the edge of the National Landscape and its visibility from a number of public viewpoints and walking routes, Members considered the proposed dwelling would have an adverse visual impact and be contrary to Policy 7 of the Sid Valley Neighbourhood Plan.

Members also considered the design to be of insufficient quality for such a prominent site and raised concerns regarding the proposed access arrangements, the partial loss of the historic red brick boundary wall, and the potential for increased surface water flooding.

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| 18 | 26/1012/LBC
West Ward | Mr Martin
Fallows | 5 The Square, Ice House Lane, Sidmouth, EX10 9XG.
Replace 2no. French doors on south elevation. |
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RESOLVED: NO OBJECTIONS subject to the views of the Conservation Officer.

19 Trees in Conservation Areas

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| a) | 26/0978/TCA
East Ward | Flat 1 Norton Garth Court, Station Road, Sidmouth, EX10 8NY.
Birch: fell (due to uncompartimentalised previous pruning wound.) (DR) |
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RESOLVED: NOTED

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| b) | 26/0943/TCA
Salcombe Regis
Ward | Long Acre, Sid Road, Sidmouth, EX10 9AH.
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. |
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DEFERRED: Awaiting the Arboricultural Officers Report.

20 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 26/0801/TRE Mrs Tulitt 9 Lower Wheathill, Sidmouth, EX10 9UA.
Primley Ward T1, Atlas Cedar : Full crown reduction by approximately 2m to leave a final height of approximately 11m and final spread of approximately 9-10m. (DR to follow)

RESOLVED: AGREED: As recommended by the Arboricultural Officer

- b) 26/0778/TRE Hunters Moon Hotel, Sid Road, Sidmouth, EX10 9AA.
Salcombe Regis T2 - Giant Sequoia, reduce to approx. 6m in height with the
Ward lowest live healthy branches retained. T3 - Magnolia Grandiflora, prune tips to reduce canopy by approximately 1.5m, ensuring suitable clearance from Hotel building. T4 - Robinia, dismantle to ground level. T5 - Robinia, crown reduce by 2-3m and remove deadwood. (DR)

RESOLVED: **AGREED:** As recommended by the Arboricultural Officer

- c) 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.

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.

DEFERRED: Awaiting the Arboricultural Officers Report.

21 Notification of a new Tree Preservation order

None received.

22 Appeals

None received.

23 Unsupported decisions

None received.

24 New East Devon Local Plan

There was no new information regarding the new local plan.

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CHAIR OF THE PLANNING COMMITTEE