

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 2 September 2026 at 10.00am

Councillors present: Kelvin Dent (Chair)
Jo Dodds
John Nicholson
Rachel Perram (Vice Chair)

Apologies : Chris Lockyear
John Loudoun
Hilary Nelson

Also apologies : Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.50 am

24 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Lucy Whittaker Planning Clerk	26/1457/LBC Sidbury Ward	Personal	Remained in the Chamber and did not vote.	Acquainted with the applicants.

25 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.

26 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 12 August 2026 were agreed and signed as a true and accurate record, subject to an amendment to minute 8 to read; 'maisonettes restricted to use as sole or primary residences'.

27 Urgent items

None received.

28 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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| 29 | 26/0983/ADV
East Ward | Mr Tiku
Patidar | Yrgolf Ltd, Dove Lane, Sidmouth, EX10 8AN.
1no illuminated canopy sign and 2no partially illuminated signs. |
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RESOLVED: REFUSE

The design of the proposed signage does not consider the special architectural or historic interest of the conservation area where signage is predominantly traditional in design and either unlit or externally illuminated.

The proposed works have been assessed on heritage grounds, particularly with regards to the Local Planning Authority's statutory duties under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy EN10 of the East Devon Local Plan and Policy HE9 of the NPPF (August 2026). It has also been assessed in relation to emerging policy HE03 of the East Devon Local Plan 2020-2042 Regulation 19 Publication Draft February 2025. It is not felt that they comply with these policies.

Note: The Town Council welcomes the restoration of the vacant building. However, it would like the design of the signage to be revisited with more consideration given to the context of the surrounding area. Members suggested that unlit signage or discreet external illumination would be more appropriate with the canopy set back or fixed to the wall. Members advised that they would like to see the style echo the signage in the immediate area.

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| 30 | 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. |
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RESOLVED: NO OBJECTIONS subject to the views of the Conservation Officer.

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

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| 31 | 26/1506/FUL
Primley Ward | Carol Brand | 9 Darnell Close, Sidmouth, EX10 9JW.
Proposed Garage Conversion. |
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RESOLVED: NO OBJECTIONS

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| 32 | 26/1591/FUL
Salcombe Regis
Ward | Bob Wright | Clevedon Lodge, Sid Road, Sidmouth, EX10 9AJ.
Construction of extension to rear of garage. |
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RESOLVED: NO OBJECTIONS

- 33** 26/0665/MFUL Kings Down Kings Down Tail Caravan And Camping Park, Salcombe Regis, Sidmouth, EX10 0PD.
Salcombe Regis Tail Ltd
Ward
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).

RESOLVED: DEFER

Members considered that further information was required to fully assess the application and invited the applicant and/or agent to attend a future Planning Committee meeting to present the proposals and respond to Members' questions.

Members sought clarification on whether the demolition of the shower block and introduction of 59 static caravan bases would result in the site becoming predominantly a static holiday park, and whether the units would be sold or rented for short or longer-term holiday use.

Members also requested the views of the Town Council's Tourism and Economy Committee on the potential implications of the proposal for local tourism.

- 34** 26/1434/LBC Mr & Mrs 2 The Hills, Sid Road, Sidmouth, EX10 9AQ.
Salcombe Regis John & Judith Retrospective application for the removal of defective wall and ceiling plaster, and for removal of some rotten floor joists, Stadius 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.

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

- 35** 26/1457/LBC Mr & Mrs Bridge Cottage, Bridge Street, Sidbury, Sidmouth, EX10 0RU.
Sidbury Ward Royle 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.

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

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| 36 | 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. |
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RESOLVED: DO NOT SUPPORT

Members considered the proposed internal layout to be poorly designed, impractical, and a potential fire hazard noting that access between the proposed rooms would require occupants to pass directly through adjoining rooms due to the absence of a hallway or separate circulation space.

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| 37 | 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. |
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RESOLVED: NO OBJECTIONS

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| 38 | 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. |
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RESOLVED: NO OBJECTIONS subject to the views of the Conservation Officer.

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| 39 | 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. |
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RESOLVED: NO OBJECTIONS

40	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)
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RESOLVED: OBJECT

Members strongly objected to the amended application. They considered the scale, bulk, massing and design of the proposed extensions to represent an overdevelopment of the site and to be unsympathetic to the character of the area. The extensions were not considered subservient to the existing dwelling and would fail to respect the established character and local distinctiveness of the area.

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) of the Sid Valley Neighbourhood Plan, particularly when viewed from the South West Coast Path. Given its prominent location within the National Landscape and Coastal Preservation Area, Members considered that the proposal would fail to conserve or enhance the landscape character.

Members also noted concerns raised by neighbouring residents regarding overlooking and loss of privacy to the rear, resulting in an adverse impact on residential amenity.

Members considered that the proposal conflicted with Policies D1 (Design and Local Distinctiveness), D2 (Landscape Requirements) and TC2 (Accessibility and Local Impact), together with relevant policies of the Sid Valley Neighbourhood Plan relating to local character, scale, massing and residential amenity, including Policy 7 (Local Distinctiveness).

Overall, Members considered that the amended proposal failed to address the fundamental concerns relating to overdevelopment, scale and massing, residential amenity, local character and landscape impact, and that these concerns could not be satisfactorily addressed through minor amendments.

41	26/1523/FUL West Ward	Mr Gary Rand	Station House, Station Road, Sidmouth, EX10 9DN. Construction of a first floor extension on East elevation.
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RESOLVED: NO OBJECTIONS

Members raised no objections to the proposed first-floor extension. However, Members requested that their concerns be noted regarding a new structure/car port currently being erected to the side of the property, which did not appear to form part of the application under consideration.

42 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)

RESOLVED: NOTED

43 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- 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.

RESOLVED: DEFER awaiting Tree Officers report.

- 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)

RESOLVED: AGREED: As recommended by the Arboricultural Officer

44 Notification of a new Tree Preservation order

None received.

45 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.

46 Enforcements

Members noted that there had been no recent updates of the current enforcement list and would be requesting an up-to-date form from the Enforcements Officer.

47 Unsupported decisions

None received.

48 New East Devon Local Plan

No new update

49 Date of Next Meeting

The Chair of the Planning Committee and Members agreed that the date of the next meeting be changed to Wednesday 30 September 2026.

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CHAIR OF THE PLANNING COMMITTEE