

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 3 June 2026 at 10.00am

Councillors present: Kelvin Dent (Chair)
Jo Dodds
Hilary Nelson (Acting Vice Chair)
John Nicholson
Edward Willis Fleming

Also present : Cllr Ian Barlow

Apologies : Chris Lockyear
John Loudoun
Rachel Perram (Vice Chair)

The meeting started at 10.00 am and finished at 11.00 am

1 Appointment of Vice Chair for the meeting

In the absence of the Vice Chair of the Committee, Councillor Hilary Nelson was appointed as Vice-Chair for the duration of the meeting.

2 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Hilary Nelson & Cllr Willis Fleming	26/0741/AGR	Personal	None – No discussion as the application was withdrawn as already decided.	Acquainted with the applicant
Cllr Kelvin Dent	26/0679/FUL & 26/0644/FUL	Personal	Remained in the Chamber and did vote.	Acquainted with neighbour

3 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.

4 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 13 May 2026 were agreed and signed as a true and accurate record.

5 Urgent items

None received

6 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.

- 7 26/0593/LBC Jo Cooke Norton Garth Court, Station Road, Sidmouth, EX10 8NY.
East Ward
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.

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

- 8 26/0934/FUL Mr Simon 74 - 76 High Street, Sidmouth, EX10 8EQ.
East Ward Russell Replace three windows to rear elevation of property.

RESOLVED: NO OBJECTIONS

Although Members raised no objection to the proposal, they expressed a preference for non-uPVC window materials within the Conservation Area in order to better preserve its character and appearance.

- 9 26/0751/FUL Mr Andy Green Acres, Saltways Lane, Bowd, Sidmouth, EX10 0NP.
North Ward Gardiner To remove existing Timber Framed Double Garage and replace with Purpose Built Garage and First Floor Work Space.

RESOLVED: DO NOT SUPPORT

Members considered the proposal to constitute overdevelopment of the site. Given its location within the National Landscape and its visibility from several public viewpoints and walking routes, Members considered the development would have an adverse visual impact and did not accord with Policy 7 of the Local Plan.

- 10** 26/0899/FUL Mr & Mrs 150 Temple Street, Sidmouth, EX10 9BN.
North Ward Tosh Demolition of existing conservatory, and construction of single storey rear and side extensions.

RESOLVED: NO OBJECTIONS

- 11** 26/0679/FUL Mr Robert Coastlands, Cliff Road, Sidmouth, EX10 8JN.
Salcombe Regis Amos Partial demolition of attached garage and construction of two storey extension on the North elevation.
Ward

RESOLVED: DO NOT SUPPORT

Members considered the proposal would result in the loss of amenity to the neighbouring property by reason of loss of light and an overbearing impact. They also considered the design to be unsympathetic to the character and vernacular of the existing dwelling and contrary to Policy 7 of the Local Plan.

- 12** 26/0921/COU Mr Edward Berwick House, 4 Albert Terrace, Salcombe Road, Sidmouth, EX10
Salcombe Regis Aldridge 8PX.
Ward Change of use of guest house from C1(Hotels) to C2(Residential institution).

RESOLVED: DO NOT SUPPORT

Members considered that insufficient evidence had been provided to demonstrate a need for the proposed C2 use. They objected to the loss of an established tourist accommodation in a prime location close to the town centre, beach and other visitor amenities which was contrary to Policy E18 and the requirements of Policy SE10, which sought exceptional justification for the loss of visitor accommodation.

Members noted that the property had previously operated successfully as a guest house and felt that there was no evidence that it was no longer a viable tourism business. They also noted concerns raised by the Environmental Health Officer regarding potential noise impacts and the need for appropriate management measures to protect neighbouring amenity.

In addition, Members expressed concern about the site's history of flooding and the potential disruption this could cause to vulnerable permanent residents requiring additional alternative accommodation during flood events.

- 13** 26/0718/FUL Mr & Mrs Weir Lodge, Millford Road, Sidmouth, EX10 8DP.
Salcombe Regis Berisford Demolition and replacement of detached garage.
Ward

RESOLVED: NO OBJECTIONS

- 14** 26/0741/AGR Mr K Fox Land At Hatway Cottage Farm, Sidbury.
Sidbury Ward Agricultural storage building.

RESOLVED: NO OBSERVATIONS

The application had already been considered by EDDC.

- 15** 26/0841/FUL Leslie Westcot, Harcombe, Sidmouth, EX10 0PR.
Sidbury Ward Mansbridge Construction of mobility scooter shelter.

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

- 16** 26/0842/LBC Leslie Westcot, Harcombe, Sidmouth, EX10 0PR.
Sidbury Ward Mansbridge Construction of mobility scooter shelter.

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

- 17** 26/0565/FUL Ms Sally The Maisonette, St Davids, Fortfield Terrace, Sidmouth, EX10 8NT.
South Ward Major 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.

RESOLVED: NO OBJECTIONS

- 18** 26/0566/LBC Ms Sally The Maisonette, St Davids, Fortfield Terrace, Sidmouth, EX10 8NT.
South Ward Major 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.

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

- 19** 26/0644/FUL Mrs Caroline Clyst Vale, Convent Road, Sidmouth, EX10 8RL.
South Ward Turney Garage extension and garden shed installation.

RESOLVED: NO OBJECTIONS

Members endorsed the neighbour's observations which are on the planning portal.

20 Trees in Conservation Areas

- a)** 26/0704/TCA Little Camden, Elysian Fields, Sidmouth, Devon, EX10 8UH.
South Ward 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.

NOTED

21 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 26/0560/TRE
South Ward
- Balfour Manor, Station Road, Sidmouth , Devon, EX10 8XW.
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.

AGREED: As recommended by the Arboricultural Officer

22 Notification of a new Tree Preservation order

None received.

23 Appeals

None received.

24 Unsupported decisions

None received.

25 New East Devon Local Plan

There was no new information regarding the new local plan.

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CHAIR OF THE PLANNING COMMITTEE