

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 12 August 2026 at 10.00am

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

Apologies : Ian Barlow

The meeting started at 10.00 am and finished at 11.50 am

1 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Chris Lockyear	26/1430/TCA South Ward	Personal	Remained in the Chamber and did not vote.	Neighbour
All Committee Members	26/1422/COU East Ward	Personal	Remained in the Chamber and did vote.	Sidmouth Council is Trustee of the land.
All Committee Members	26/1226/LBC North Ward	Personal	Remained in the Chamber and did vote.	Applicant is Sidmouth Town Council.
Cllr Kelvin Dent	26/1045/FUL South Ward & 26/0766/FUL South Ward	Personal	Remained in the Chamber and did vote.	Applicants are near 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 22 July 2026 were agreed and signed as a true and accurate record.

4 Urgent items

Items 17b and 18c were received after the agenda had been prepared.

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	26/1422/COU	Kate Jurassic	Land At The Esplanade, Sidmouth.
	East Ward	Saunas	Change of use of land for the siting of mobile sauna unit.

RESOLVED: OBJECT

Members considered the proposed sauna to be significantly larger than anticipated and, in this prominent seafront location, would appear overly conspicuous.

Members considered that the proposal would conflict with Policy 2 of the Sid Valley Neighbourhood Plan, which seeks to protect important views along the seafront, and Policy 5 relating to The Ham as designated Local Green Space. Members also considered that the proposal did not have sufficient regard to its sensitive location within the eastern part of the town, as required by Policies 22–25. It did not enhance or preserve the Conservation Area.

Concerns were also raised regarding the potential impact of smoke from the wood-burning stove on neighbouring premises and the lack of privacy associated with the proposed shower facilities.

Members considered that a smaller, more temporary and mobile structure would be more appropriate.

Members further noted the forthcoming Beach Management Plan works and raised concerns that the proposal could conflict with or obstruct future access requirements for the lifeboat and other vessels.

7	26/1226/LBC	Sidmouth	Band HQ, Woolcombe Lane, Sidmouth, Devon, EX10 9BB.
	North Ward	Town Council	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.

RESOLVED: NOTED

Decision issued by East Devon District Council to approve

- | | | | |
|----------|---------------------------|---------------------|---|
| 8 | 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. |
|----------|---------------------------|---------------------|---|

RESOLVED: NO OBJECTIONS

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

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

RESOLVED: NO OBJECTIONS

- | | | | |
|-----------|-----------------------------|---------------------|---|
| 10 | 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. |
|-----------|-----------------------------|---------------------|---|

RESOLVED: NO OBJECTIONS

- | | | | |
|-----------|---------------------------------------|----------------------|---|
| 11 | 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. |
|-----------|---------------------------------------|----------------------|---|

RESOLVED: NO OBJECTIONS

Members would like to see the window materials matching the existing.

- | | | | |
|-----------|---------------------------------------|-----------------------|--|
| 12 | 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. |
|-----------|---------------------------------------|-----------------------|--|

RESOLVED: NO OBJECTIONS

- | | | | |
|-----------|---------------------------|------------|---|
| 13 | 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: DO NOT SUPPORT

Members considered the proposal to represent an overdevelopment of the site due to its scale, bulk and massing. The angular and modern design was considered unsympathetic to the softer character of the site and the curved boundary wall and considered that the proposal failed to respect local character and distinctiveness, contrary to Policy 7 of the Sid Valley Neighbourhood Plan.

Members also expressed a preference for traditional imperial-style brickwork to better reflect the existing boundary wall .

- | | | | |
|-----------|---------------------------|----------------------------|--|
| 14 | 26/0766/FUL
South Ward | Lorna And
Joe
Burton | Ashleigh, Knowle Drive, Sidmouth, EX10 8HW.
Proposed loft conversion. |
|-----------|---------------------------|----------------------------|--|

RESOLVED: DO NOT SUPPORT

Members considered the proposed design of the rear dormer-to be-out of keeping with the character and appearance of the house and the surrounding properties. Members expressed a preference for white-framed windows to better reflect the neighbouring properties and considered the proposal to be contrary to Policy 7 of the Sid Valley Neighbourhood Plan.

- | | | | |
|-----------|---------------------------|----------------------------|---|
| 15 | 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). |
|-----------|---------------------------|----------------------------|---|

RESOLVED: NOTED

Decision issued by East Devon District Council to approve.

- | | | | |
|-----------|--------------------------|-------------------------------|--|
| 16 | 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. |
|-----------|--------------------------|-------------------------------|--|

RESOLVED: DEFER

Members considered that insufficient information had been provided to determine the application and requested clarification on the existing and proposed levels of illumination, whether the proposed signage would be brighter than the existing signage, and the proposed hours of illumination.

Members also requested the observations of East Devon District Council before reconsidering the application.

- | | |
|-----------|------------------------------------|
| 17 | Trees in Conservation Areas |
|-----------|------------------------------------|

- a) 26/1430/TCA
South Ward
- The Hill, Muttersmoor 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)

NOTED

- b) 26/1487/TCA
- Camden, Elysian Fields, Sidmouth, Devon, EX10 8UH.
T1: conifer - dismantle and remove (dead). T4 - Judas Tree: reduce low lateral south eastern limb back to growth point 1.2m from main stem. T5 - Field Maples: crown lift above Quince tree to 4m above ground level, reduce height of Quince at same time by 1m. T9 - Sycamore: reduce southern aspect where overhanging garages by 2-3m, crown lift above garages to achieve a minimum clearance of 1.5m.

NOTED

18 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- 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.

RESOLVED: AGREED: As recommended by the Arboricultural Officer

- 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)

RESOLVED: AGREED: As recommended by the Arboricultural Officer

- c) 26/1465/TRE
South Ward
- Eaglehurst, Court Flats, Cotmaton Road, Sidmouth, EX10 8EZ.
Yew - reduce by less than 1.8m x5 small branches back to centre of hedge line.

RESOLVED: AGREED: As recommended by the Arboricultural Officer

19 Notification of a new Tree Preservation order

None received.

20 Appeals

None received.

21 Unsupported decisions

- | | | | |
|-----------|---------------------------------------|------------------------|---|
| 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 |
| 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.
STC DO NOT SUPPORT EDDC APPROVED |

22 New East Devon Local Plan

The proposed new plan is expected to be reported to the Strategic Planning Committee on 22nd September with a recommendation that it be approved at an extraordinary meeting of the District Council and submitted to the Inspectorate in October. Adoption is expected in 2028.

.....
CHAIR OF THE PLANNING COMMITTEE