

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: 25/1448/TEC Former Sidmouth Health Centre, Blackmore Drive, Sidmouth, EX10 8ET.
6008369
- 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