

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) 10 and 12 Cotford Road: repairs to 2no. chimney stacks and install 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

- 16** 26/1045/FUL Mr and Mrs Ashleigh, Knowle Drive, Sidmouth, EX10 8HW.
South Ward Joe and Proposed Side Extension. (Phase 1 works only comprising a single
Lorna storey side extension and associated internal works).
Burton

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.

- 17** 26/1053/FUL Mr Quincey Land Off Cotmaton Road, Sidmouth, EX10 8SY.
South Ward 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.

- 18** 26/1012/LBC Mr Martin 5 The Square, Ice House Lane, Sidmouth, EX10 9XG.
West Ward Fallows Replace 2no. French doors on south elevation.

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

19 Trees in Conservation Areas

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

RESOLVED: NOTED

- b)** 26/0943/TCA Long Acre, Sid Road, Sidmouth, EX10 9AH.
Salcombe Regis T1, Sycamore: prune all parts of the tree for 90cm below the top
Ward 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.

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