

SIDMOUTH TOWN COUNCIL
Minutes of the Meeting of the Planning Committee
held at the Council Chamber, Woolcombe House, Sidmouth,
on Wednesday 30 September 2026 at 10.00am

Councillors present: Kelvin Dent (Chair)
Jo Dodds
John Loudoun
Hilary Nelson

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

Also present : Cllr Ian Barlow

The meeting started at 10.00 am and finished at 11.50 am

49 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Edward Willis Fleming & Cllr Hilary Nelson	26/1627/FUL & 26/1628/LBC South Ward	Personal	Remained in the Chamber and did vote.	Acquainted with the applicant.
Cllr Hilary Nelson & Cllr Ian Barlow	26/1587/FUL Sidford Ward	Personal	Remained in the Chamber and did vote. Remained in the Chamber and did not vote.	Trustees of the Hospice
Cllr Jo Dodds	26/1587/FUL Sidford Ward	Personal	Remained in the Chamber and did vote.	Acquainted with the neighbour.

50 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.

51 Minutes

The minutes of the meeting of the Planning Committee held on Wednesday 2 September 2026 were agreed and signed as a true and accurate record.

52 Urgent items

None received.

53 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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| 54 | 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

Members considered that the amended plans had not overcome their previous concerns. The design of the proposed signage still does not adequately 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 regard 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). They have also been assessed in relation to emerging Policy HE03 of the East Devon Local Plan 2020–2042 Regulation 19 Publication Draft (February 2025). Members did not consider that the amended proposals complied with these policies.

Note: The Town Council continues to welcome the restoration and reuse of the vacant building. However, Members considered that the design of the signage should be revisited with greater regard to the character and appearance of the surrounding Conservation Area. Unlit signage or discreet external illumination would be more appropriate, with the style reflecting signage within the immediate area.

Members also considered that the proposed screening would not provide a sufficiently cohesive appearance and raised concerns that its finish could deteriorate or rust over time. Members suggested that a slatted or louvred screen, designed to reflect the proportions and appearance of the existing windows, or alternatively an increase in the height of the existing wall, would provide a more sympathetic and cohesive solution.

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| 55 | 26/1673/FUL
Primley Ward | Heath and
Fiona Powell | 43 Coulsdon Road, Sidmouth, EX10 9JP.
Demolition of existing detached garage, extensions to ground floor and loft rooms and installation of a single ASHP on the west elevation. |
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Members noted that the application had already been approved by East Devon District Council.

- 56** 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, landscaping, car parking, drainage and infrastructure works (above and below ground).

RESOLVED: DEFER

Members noted that the applicant's agent had requested the opportunity to attend the next Planning Committee meeting to discuss the proposals and respond to Members' questions. Members therefore agreed to defer consideration of the application until the next meeting.

- 57** 26/1615/LBC Doctor Lucy 11 Sid Lane, Sidmouth, Devon, EX10 9AN.
Salcombe Regis Woodall
Replace 1no. window at ground floor and 1no. window at first floor on front (south) elevation; replace 1no. door on rear (north) elevation with stable door and patch render repair on front, rear & side (north, south & east) elevation.

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

- 58** 26/1587/FUL Mr Owen Toilets, School Street, Sidford.
Sidford Ward Gregory
Change of use and conversion of former public conveniences to form one two-bedroom dwellinghouse (Use Class C3), including extensions, hip-togable roof alterations, rear dormer windows, external alterations, landscaping and boundary treatment.

RESOLVED: DO NOT SUPPORT

Members considered that the proposed development would result in unacceptable overlooking and loss of privacy to neighbouring properties, resulting in a detrimental impact on the residential amenity of neighbouring occupiers.

Members considered that the proposal would therefore conflict with Policy 6 (Infill Development, Extensions and Trees) of the Sid Valley Neighbourhood Plan, which requires development to be designed so as not to adversely impact upon the amenities of its neighbours.

- 59** 26/1629/FUL Keith Fisher 35 Witheby, Sidmouth, EX10 8SR.
South Ward
Construction of single storey extension, carport and section of hedge removal.

Members noted that the application had already been approved by East Devon District Council.

- 60** 26/1627/FUL An Van Town House, Station Road, Sidmouth, EX10 8NZ.
South Ward Hecke
Single storey side extension.

RESOLVED: NO OBJECTIONS

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| 61 | 26/1628/LBC
South Ward | An Van
Hecke | Town House, Station Road, Sidmouth, EX10 8NZ.
Single storey side extension. |
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RESOLVED: NO OBJECTIONS subject to the views of the Conservation Officer.

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| 62 | 26/1715/FUL
South Ward | Mr and Mrs K
Newton | 17 Winslade Road, Sidmouth, Devon, EX10 9EX.
Proposed off road parking |
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RESOLVED: NO OBJECTIONS

Members expressed a preference for the proposed parking area to be finished with a permeable surface.

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| 63 | 26/1404/ADV
West Ward | Waitrose Ltd | Waitrose Ltd, Stowford Rise, Sidmouth, EX10 9GA.
Replacement of external freestanding and wall mounted
illuminated and non illuminated signage. |
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RESOLVED: AGREED subject to conductions deemed expedient by the local planning authority.

Note: Members remained concerned about the illumination of the totem sign.

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| 64 | 26/1568/FUL
West Ward | Waitrose Ltd | Waitrose Ltd, Stowford Rise, Sidmouth, EX10 9GA.
Delivery bay extension, new ramp, installation of EV charging
points and replacement plant equipment with extended walkway. |
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RESOLVED: NO OBJECTIONS subject to the views of the Environmental Health Officer.

Note: Members expressed the hope that the works would also include improvements to the existing car park, including the trees, paneling, tarmac surfacing and signage.

65 Trees in Conservation Areas

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| a) | 26/1698/TCA
East Ward | Anchor Inn, Old Fore Street, Sidmouth EX10 8LP.
Sycamore : dismantle and remove down to ground level due to
large cavity at the base of the tree. |
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RESOLVED: NOTED

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| b) | 26/1607/TCA
Salcombe Regis | 1 The Browns, Sid Road, Sidmouth, Devon, EX10 9AE.
Eucalyptus : re-pollard. Beech : crown raise approximately 1-1.5m
height over the driveway wall. |
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RESOLVED: NOTED

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| c) | 26/1508/TCA
South Ward | Silverdale, Bickwell Valley, Sidmouth, EX10 8SG.
TP1 Holly - Remove. TP2 Conifer - Remove. TP3 Cornus - Crown
reduction by 2.5m. TP4 Crab Apple - Crown reduction by 3m. TP5
Amelanchier - Crown reduction by 3m and reshape. |
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RESOLVED: NOTED

- d) 26/1724/TCA Westwards, Bickwell Valley, Sidmouth, Devon, EX10 8RF.
South Ward Holly - fell.

RESOLVED: DEFERRED: awaiting Tree Officers report

66 Tree Preservation Orders

Applications relating to Trees protected by a Tree Preservation Order.

- a) 26/1542/TRE 115 Sidford Road, Sidmouth, EX10 9PA.
Primley Ward T1, Lime Tree : re-pollard to previous points. T2, Lime Tree : re-pollard to previous points.

RESOLVED: AGREED: As recommended by the Arboricultural Officer

- b) 26/1585/TRE 22 Coulsdon Road, Sidmouth, Devon, EX10 9JP.
Primley Ward T1, Alder : overall canopy reduction by approximately 1500mm up to a maximum of 2250mm with cut diameters up to 50mm. Light pruning of internal growth surrounding the adjacent street light to provide clearance as necessary.

RESOLVED: AGREED: As recommended by the Arboricultural Officer

- c) 26/1569/TRE Apartment 5 Glenside, Manor Road, Sidmouth, EX10 8FG.
South Ward Sycamore: repollard to historic pruning points.

RESOLVED: AGREED: As recommended by the Arboricultural Officer

- d) 26/1442/TRE Halwell, West Park Road, Sidmouth, Devon, EX10 9DH.
South Ward T1 - Thuja reduce height of all stems by 4m, maximum diameter cuts(MDC) 80mm. Reduce lateral southern and western spread by 1.5m, MDC 25mm T2 - Pittosporum, reduce northern aspect by approximately 1.5m, maximum diameter of cut 25mm. T3 - Lime, prune back northwestern aspect, away from Magnolia Grandiflora, back to main stem/existing pollard points.

RESOLVED: AGREED: As recommended by the Arboricultural Officer

67 Notification of a new Tree Preservation order

None received.

68 Appeals

None received.

69 Enforcements

None received.

70 Unsupported decisions

None received.

71 New East Devon Local Plan

The submission of the new East Devon Local Plan has been deferred until the end of the year.

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CHAIR OF THE PLANNING COMMITTEE