



SIDMOUTH TOWN COUNCIL

WOOLCOMBE HOUSE
WOOLCOMBE LANE
SIDMOUTH
DEVON
EX10 9BB

Telephone: 01395 512424

Email: towncouncil@sidmouth.gov.uk

Website: www.sidmouth.gov.uk

VAT Reg. No. 142 3103 24

To: All Members of the Town Council
Town Clerk

29 September 2026

Dear Sir/Madam,

**Meeting of Sidmouth Town Council
in its Capacity as Trustee
Monday 5 October 2026
on the rising of the Council Meeting**

You are hereby summoned to attend the above meeting to be held in the Council Chamber, Woolcombe House, Woolcombe Lane, Sidmouth.

It is proposed that the matters set out on the agenda below will be considered at the meeting and resolution or resolutions passed as the Council considers appropriate.

Yours faithfully,

Christopher E Holland
Town Clerk

A G E N D A

PART 'A'

- | | | <u>Page/s</u> |
|---|--|---------------|
| 1 | Apologies
To receive any apologies for absence. | |
| 2 | Minutes
To confirm the minutes of the Trustee Meeting held on Monday 3 August 2026. | 3-5 |
| 3 | Declaration of Interest
To receive any Members' declarations of interest in respect of items on the agenda.
Note: You must also declare the nature of any personal or disclosable pecuniary interests in an item whenever it becomes apparent that you have an interest in the business being considered. | |

- 4 **Matters of Urgency**
To consider any items that in the opinion of the Chair should be dealt with as matters of urgency because of special circumstances. (Note: such circumstances need to be recorded in the minutes)
- 5 **Exclusion of the public**
To agree any items to be dealt with after the public (including the press) have been excluded. There is one item which the Town Clerk recommends should be dealt with in this way.

PART 'B'

- 6 **Exclusion of the Public and Press**
The Vice-Chair of the Council to move the following:
“that under the Public Bodies (Admission to Meetings) Act 1960 the public (including the press) be excluded from the meeting due to the confidential nature of its contents.”
- 7 **Potential Use of CIL/S106 Funding on Town Council Managed Properties**
Members to consider the recommendations from the Resources Working Group regarding targeted potential spend.
- Confidential
Report
to Follow*

SIDMOUTH TOWN COUNCIL
Minutes of the meeting of Sidmouth Town Council
in its Capacity as Trustee
held in the Council Chamber, Woolcombe House, Sidmouth
on Monday 3 August 2026

Ward	Councillors Present:
Sidmouth North	Stuart Hughes
Sidmouth South	Paul Dodds
	Rachel Perram
	John Nicholson
Salcombe Regis	Ian Barlow (acting Vice Chair)
Primley	Francetta Bridle
	Hilary Nelson (Chair)
Sidford	Joanne Dodds
	Mike Goodman
Sidbury	John Loudon
Apologies:	Bernie Davis, Kelvin Dent, Chris Lockyear, Kevin Walker, Edward Willis Fleming

The meeting started at 6.35pm (on the adjournment of the Council meeting) and finished at 7.00pm.

PART 'A'

The Council, when acting as Trustee to discuss agenda items placed before it, considers economic, social, environmental and equality impacts as a whole and in making its decisions, seeks to strike a balance between the positive and negative impacts on the community in the Sid Valley. When considering issues, Town Councillors exercise their individual judgment based on the evidence before them.

10 Minutes

The minutes of the Trustee meeting held on Monday 6 July 2026 were signed as a true and accurate record.

11 Declarations of Interest

Name	Item / Reference	Type	Action Taken	Details of Interest
Cllr Ian Barlow	Former Macerator Building	Personal	Remained in the Chamber and voted.	Director of Sidmouth School of Art

12 Matters of Urgency or Report from the Chair

The Chair asked Members to consider an urgent item which required a decision before the next available meeting. Sidmouth Gig Club had requested to park 5 or 6 visiting Gig trailers on the Ham on Sunday 30 August 2026 during Sidmouth Regatta

RESOLVED:

Members agreed that Sidmouth Gig Club could park 5 or 6 Gigs on the Ham, on Sunday 30 August 2026.

13 Former Macerator Building – Culture House Sidmouth

The Chair of Council introduced the agenda item, explaining that the application before the Trustee related to the consideration of granting Landlord's consent to prospective alterations to the Macerator building. Members had draft plans sent to them, which were prepared on behalf of Sidmouth Coastal Community Hub (SCCH).

It was noted that the Macerator building had been disused for some years and Members were reminded that in 2024, the Council had sought Expressions of Interest for a new use of the Macerator building. On 4th November 2024, Sidmouth Town Council, in its capacity as Trustee, had agreed in principle that an Agreement for Lease should be entered into between the Town Council and SCCH.

The Agreement for Lease, which had not been finalised, was a legally binding agreement which provided that the Town Council would enter into a lease with SCCH, on agreed terms if, and only if, certain conditions were met. The conditions were:

1. The grant of full planning permission for both the agreed works and the change of use;
 2. SCCH obtaining the required funding in order to complete the renovation project.
- As part of the process, a draft Lease and License for Alterations would be agreed prior to entering into the Agreement for Lease.

What was sought at the meeting was purely the consent of the Trustee as Landlord, in principle to the prospective alterations which have been provided to STC.

The Council had received a number of comments and concerns from immediate residents.

The Chair of Council reassured members of the public present at the meeting that the terms of the draft lease had already included the following controls:

- Prohibitions on the sale of alcohol and playing amplified music at the building.
- The draft Lease contained the usual covenants preventing SCCH doing anything that would cause loss, damage, injury, nuisance or inconvenience to neighbouring properties. There was additional protection for neighbours in the form of a specific restriction against causing any noise, music, flashing lights or smells to emanate from the property which cause nuisance or annoyance to neighbouring properties.
- Parking was not permitted except for loading and unloading.
- The hours of operation were restricted to between 7am and 10:30pm in line with the Council's Guidance for the use of the Ham. (This would be amended to 8am and 10.30pm following feedback given at the meeting.)

Members were reminded that the application would still be subject to the full planning process, conducted by the Planning Authority. This would include consulting with residents, who will be written to by EDDC at the appropriate time with all relevant information, and with other consultees, including the Town Council's Planning Committee in its role as statutory consultee.

A number of residents from the immediate area had attended the meeting. Concerns about early starts had been expressed and it was agreed that the lease could be amended to take into account those concerns. Also raised by an immediate resident was concern over the thoughts of Lynette Talbot and Peter Endersby, to whom the Sensory Garden was dedicated. It was noted that both had worked closely with SCCH, as part of Sidmouth In Bloom, on various improvements to the Sensory Garden and wider Ham area and SIB had supported the project which intended to continue to allow space for the storage of gardening equipment.

Louise Cole, representing the SCHH, stated SCCH's willingness to engage cooperatively with local residents and to hear their concerns and views. She also reiterated that the planned use of the space was primarily as a community project, which might sometimes include a café, but which was focused on education, arts and culture, with the Macerator as a classroom.

RESOLVED that:

1. Members agreed to grant land owner consent for the prospective alterations submitted by Sidmouth Coastal Community Hub of the former Macerator Building.
2. The operational times for the building would be no earlier than 8am to 10.30pm and the terms of the draft lease would reflect this.

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CHAIR OF THE COUNCIL