



Budleigh Salterton Town Council

Town Clerk: Alice Gater-Wildgust
Council Offices, Station Road
Budleigh Salterton
Devon, EX9 6RJ
T: 01395 442245

E: office@budleighsaltertontowncouncil.gov.uk

5 March 2025

You are hereby summoned to attend a Meeting of the Planning Committee which will be held in the Council Offices, Station Road, Budleigh Salterton on Monday 10 March 2025 at 7.00pm. The Agenda is set out below.

Alice Gater-Wildgust

Mrs A M Gater-Wildgust
Town Clerk

AGENDA

1. Public Speaking Time (15 minutes maximum)

Members of the public are invited to address the Committee.

- Each individual person exercising the right to speak during this public time is restricted to speaking for a total of 3 minutes.
- Any questions put to the Committee must be put through the Chairman.
- The Chairman has the right and discretion to control speaking time to avoid disruption, repetition and to make best use of the meeting time.

2. To receive any Apologies for Absence

3. Declarations of Interests in Items on the Agenda

NB!! You must declare any personal and/or disclosable pecuniary interest in an item before it is discussed. Make sure you say the reason for your interest, as this has to be noted. If your interest is of a disclosable pecuniary nature you must leave the room.

4. Minutes

To confirm the Minutes of the Meeting of the Planning Committee held on 24 February 2025.

5. East Devon District Council: Planning Applications

Application No: [25/0203/FUL](#)

Location: Co-Op Food Store, 21-23 High Street, EX9 6LD

Proposal: Replacement roof mounted refrigeration plant, replacement access stair, replacement access door

Letters Received: None at the time the agenda was prepared

Application No: [25/0402/FUL](#)

Location: 4 West Hill Lane, EX9 6AA

Proposal: Three storey extension on the North West elevation

Letters Received: None at the time the agenda was prepared

Application No: [25/0332/LBC](#)
Location: Peartree Cottage, Ryll Lane, EX9 6PF
Proposal: Replace 2no. windows at ground floor and 3no. window at first floor on front south elevation
Letters Received: None at the time the agenda was prepared

6. East Devon District Council: Planning Applications – Amended Plans

Application No: [24/2534/FUL](#)
Location: 5 Swains Road, EX9 6HZ
Proposal: Removal of conservatory and garage to be replaced with single storey rear extension with roof terrace accessed by external stairs and single storey side extension with roof lights on the northern elevation
Letters Received: None at the time the agenda was prepared

Application No: [24/2607/FUL](#)
Location: The Coach House, Park Lane, EX9 6QT
Proposal: Proposed detached garage and parking area
Letters Received: Three letters of objection at the time the agenda was prepared

Application No: [25/0056/FUL](#)
Location: 52 East Budleigh Road, EX9 6EJ
Proposal: Erection of greenhouse in front garden
Letters Received: None at the time the agenda was prepared

7. East Devon District Council: Planning Decisions – Approval

Application No: 24/2577/FUL
Location: 51 High Street, EX9 6LG
Proposal: Proposed part Change of Use of existing ground, first & second floor commercial offices (Use Class E) to 3No. dwellings (Use Class C3) Remaining ground floor space to be retained as a commercial unit (Use Class E). New dormer on rear elevation, and replacement windows

Application No: 24/2661/FUL
Location: 10 Marine Parade, EX9 6NS
Proposal: Terraced landscaping to rear garden

Application No: 25/0001/FUL
Location: 4 Knowle Hill, EX9 7AL
Proposal: Replacement single storey rear extension, enlarged front porch and first floor side extension

Application No: 25/0121/FUL
Location: 35 Greenway Gardens, EX9 6SW
Proposal: Proposed single storey side extension

8. East Devon District Council: Planning Decisions – Refusal

Application No: 24/2680/FUL
Location: 10 Marine Parade, EX9 6NS
Proposal: Single storey rear extensions and new 2nd floor extension with conservation rooflights and second storey side windows (with translucent glazing)

9. Planning Inspectorate: Result of Appeal

Application No: 24/0640/FUL

Location: Lily Farm Vineyard, Dalditch Lane, EX9 7AH

Development: Construction of managers' accommodation and extension to
Lily Farm Vineyard business premises

Decision: The Appeal is dismissed

10. Any other Business at the Chairman's Discretion

NB!! No decisions may lawfully be made under this Agenda item