



Buddleigh Salterton Town Council

Town Clerk: Mrs A Gater-Wildgust
Council Offices, Station Road
Buddleigh Salterton
Devon, EX9 6RJ
T: 01395 442245
E: office@buddleighsaltertontowncouncil.gov.uk

13 August 2025

You are hereby summoned to attend a Meeting of the Planning Committee which will be held in the Council Offices, Station Road, Buddleigh Salterton on Monday 18 August 2025 at 7.00pm. The Agenda is set out below.

Mrs A 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 Chair.
- The Chair 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 14th July 2025.

5. East Devon District Council: Planning Applications- Amended Plans

Application No: [25/1227/FUL](#) (Amended Plans)
Location: 7 Northview Road, EX9 6BZ
Proposal: Replacement dwelling (redesign of 24/2092/FUL), associated works and replacement of garage pitched roof with flat roof
Amendment: These amendments relate to Amended plans
Letters Received: None at the time the agenda was prepared

6. East Devon District Council: Planning Applications

Application No: [25/1496/FUL](#)
Location: 4 Raleigh Road, EX9 6HP
Proposal: Construction of no.1 detached, two-storey dwelling
Letters Received: None at the time the agenda was prepared

Application No: [25/1548/FUL](#)
Location: 33 High Street, EX9 6LD
Proposal: Proposed demolition of garage; replace with 2no. flats (Renewal of Approval 06/1414/FUL)
Letters Received: None at the time the agenda was prepared

Application No: [25/1613/CPE](#)
Location: 8 Marine Parade, EX9 6NS
Proposal: Certificate of lawfulness for existing materials used in the construction of a conservatory contrary to those approved in planning permission 06/1874/FUL
Letters Received: None at the time the agenda was prepared

Application No: [25/0522/LBC](#)
Location: Clyst Hayes Farm, 2 Knowle Road, EX9 6AS
Proposal: Replace windows on: Rear elevation 2no. ground floor (C and D), 1no. first floor (G), 2no. dormer panes (M and N) and 1no. dormer first floor (O). Side elevation 1no. ground floor (B). Front elevation 3no. first floor (H, I and L), 3no. ground floor (A, E and F) and 2no. first floor (J and K)
Letters Received: None at the time the agenda was prepared

Application No: [25/1632/FUL](#)
Location: 33 High Street, EX9 6LD
Proposal: Conversion of the rooms to the rear of the shop at 33 High Street (auxiliary to Class E, (a), into a proposed designed 1no. bedroom apartment (class C3)
Letters Received: None at the time the agenda was prepared

7. East Devon District Council: Planning Decisions – Approval

Application No: 25/1044/FUL
Location: 4 Lansdowne Road, EX9 6AH
Proposal: Erection of a single storey orangery extension

Application No: 25/1109/VAR
Location: Lyonesse 12 Fore Street Hill, EX9 6PE
Proposal: Variation of condition 1 (approved drawings) on planning permission 24/2167/FUL (New replacement single storey side extension and new balcony terrace with alterations to fenestration) for extension to first floor balcony and replacement of existing windows to bedrooms 1 & 2 with doors

Application No: 25/1204/FUL
Location: 8 Elmside, EX9 6RP
Proposal: Proposed single storey rear extension

Application No: 25/0614/FUL
Location: Land Adjacent Kersbrook Brook
Proposal: Proposed creation of an all-weather turnout and riding arena for private use

Application No: 25/1251/TCA
Location: 5 Fore Street Hill, EX9 6PD
Proposal: T1, Corkscrew Willow: fell

Application No: 25/1429/FUL
Location: 4 Penlee, EX9 6BP
Proposal: Hip to gable extension with installation of rooflights

8. East Devon District Council: Confirmation of Tree Preservation Order

TPO No: 25/0009/TPO
Location: Land at Rosehill, 30 West Hill

9. Planning Inspectorate: Result of Appeal

Application No: 24/1823/FUL
Location: 10 Marine Parade, EX9 6NS
Development: Proposed self-build dwelling
Decision: The Appeal is dismissed

Application No: 24/2680/FUL
Location: 10 Marine Parade, EX9 6NS
Development: Single storey rear extensions and new 2nd floor extension with rooflights
Decision: The Appeal is dismissed

Application No: 24/1832/FUL
Location: 10 Marine Parade, EX9 6NS
Development: Replacement of existing single family dwelling and creation of 4no. apartments
Decision: The Appeal is dismissed

Application No: 24/2661/FUL
Location: 10 Marine Parade, EX9 6NS
Development: Terraced landscaping to rear garden
Decision: The Appeal is allowed and the planning permission for terraced landscaping to rear garden granted on 27 February 2025 is varied by deleting condition 4

10. Any other Business at the Chair's Discretion

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