



# Budleigh Salterton Town Council

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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, Budleigh 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 14<sup>th</sup> 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 2<sup>nd</sup> 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*