



Buddleigh Salterton Town Council

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24 September 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 29 September 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 9th September 2025.

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

Application No: [25/0086/MFUL](#)

Location: Land to The West of Barn Lane

Proposal: Construction of 35 dwellings (including open market and affordable), access and associated landscaping, open space and SUDS drainage

Amendment: Amended and additional plans received 03/09/2025. Revisions to site layout (incorporating inclusion of off-site highway works), landscaping, drainage basin and materials details, introduction of additional new house types and amended flood risk assessment)

Application No: [25/1632/FUL](#)
Location: 33 High Street, EX9 6LD
Proposal: Conversion of the rooms to the rear of the shop floor at 33 High Street (auxiliary to Class E, (a), into a proposed designed 1no. bedroom apartment (class C3)
Amendment: Amendments to access to ground floor apartment and reduced floor area of apartment

Application No: [25/1496/FUL](#)
Location: 4 Raleigh Road, EX9 6HP
Proposal: Construction of no.1 detached, two-storey dwelling
Amendment: Amended plans dated 11/9/2025

6. East Devon District Council: Planning Applications

Application No: [25/1797/FUL](#)
Location: 6 Vision Hill Road, EX9 6EB
Proposal: Proposed rear balcony rooflight
Letters Received: None at the time the agenda was prepared

Application No: [25/1863/FUL](#)
Location: 1 Meadow Close, EX9 6JN
Proposal: Proposed garage conversion
Letters Received: None at the time the agenda was prepared

Application No: [25/1911/FUL](#)
Location: Willowmead, Kersbrook, EX9 7AB
Proposal: Single storey rear extension, raised terrace and alteration to fenestration
Letters Received: None at the time the agenda was prepared

7. East Devon District Council: Planning Decisions – Approval

Application No: 25/1292/FUL
Location: 8 West Terrace, EX9 6LU
Proposal: Proposed first floor extension, single storey extension on the southwest elevation, change of dwelling roof from pitched to flat, raised decking area, conversion of garage to annexe with alterations and extension

Application No: 25/1523/TRE
Location: Summerlands, Cricket Field Lane, EX9 6PB
Proposal: T1: Holm Oak - remove x2 lowest branches on left hand stem, prune right hand stem to match.
T2: Holm Oak - reduce away from building by removing 2-3 lowest branches.
T3: Sycamore - crown lift to 4m above ground level.
T4: Elm - dismantle in stages to leave a 2m high stem, remove nearby Bay tree.

Application No: 25/1353/CPE
Location: The Dovecote, 11 Little Knowle, EX9 6QS
Proposal: Certificate of lawfulness for the use of part of a building as a single dwelling house

8. East Devon District Council: Planning Decision – Withdrawn

Application No: 25/1374/VAR

Location: 11 A Northview Road, EX9 6BZ

Proposal: Variation of Condition 2 (approved plans) on planning permission 24/1018/FUL (Proposed two storey front extension and partial removal of garage/store on front elevation; single storey rear extension with 2x 1st floor balconies, in addition to construction of detached double garage and associated external landscaping) proposal includes minor changes to fenestration, front porch extension and roof over 2nd entrance

9. TPO- Notification of Tree works considered an exemption to 80/0014/TPO

Reference: 25/1751/PRETDD

Location: Abele Tree House, 9 Fore Street, EX9 6NG

Proposal: Removal of damaged limb on a White Poplar

10. Any other Business at the Chair's Discretion

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