



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

05 November 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 10 November 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 13th October 2025.

5. East Devon District Council: Planning Applications

Application No: [25/2088/FUL](#)
Location: Buddleigh Salterton Croquet Club, Westfield Close, EX9 6ST
Proposal: Construction of a single storey extension to Main Clubhouse to accommodate a Treatment Room and Store
Letters Received: None at the time the agenda was prepared

Application No: [25/2125/VAR](#)
Location: Toilets Salting Hill
Proposal: Retrospective Variation of Condition 2 (Approved Plans) on planning permission 23/2626/FUL (Proposal to demolish existing public toilets, and replace with a new public toilet building), to relocate downpipes, add extractor fans, emergency beacons, and mesh security fencing and changes to fenestration
Letters Received: None at the time the agenda was prepared

6. East Devon District Council: Planning Applications- Delegated Powers

To note the decisions made under delegated powers

Application No: 25/2066/FUL

Location: 52 East Budleigh Road, EX9 6EJ

Proposal: Proposed single storey side extension

Letters Received: None at the time the decision was made

Observations: This Council supports the application

Application No: 25/1454/FUL

Location: 21 Boucher Road, EX9 6JF

Proposal: Rear Ground floor extension and First floor extensions with alterations to roof. Addition of a balcony and cladding. Construction of double garage at the front and raised terrace to rear of the property.

Letters Received: None at the time the decision was made

Observations: This Council was unable to reach a consensus on this application. The vote resulted in two members supporting the application, two objecting, one abstention and one neutral position. As there was no majority view, the Council submits no formal comment.

Application No: 25/1374/VAR

Location: The Dutch House, 11A 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

Letters Received: None at the time the decision was made

Observations: This Council supports the application

Application No: 25/1353/CPE

Location: The Dovecote, 11 Little Knowle, EX9 6EJ

Proposal: Certificate of lawfulness for the proposed existing use of part of a building to be used as a single dwellinghouse

Letters Received: None at the time the decision was made

Observations: This Council supports the application

7. East Devon District Council: Planning Decisions – Approval

Application No: 25/0522/LBC

Location: Clyst Hayes Farm

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)

Application No: 25/0698/FUL

Location: 22 Fore Street, EX9 6NH

Proposal: Construction of front porch and alterations to existing dwelling to include installation of rooflights & pv panels

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

Application No:	25/1662/TCA
Location:	3 East Terrace, EX9 6PQ
Proposal:	T1: Lime- reduce height by approximately 3m and prune side branches to leave a more compact form
Application No:	25/1720/FUL
Location:	64 Moormead, EX9 6PS
Proposal:	Proposed front porch extension
Application No:	25/1734/FUL
Location:	1 Castle Lane, EX9 7AN
Proposal:	Erection of detached garage with first floor home office. (Resubmission of application 21/1487/FUL)
Application No:	25/1764/TRE
Location:	Abele Tree House, EX9 6NG
Proposal:	T1: White Poplar - crown raise over the highway and carpark by removing secondary and tertiary branches up to a height of 5.2m restricting cut size to 100mm; reduce lateral spread of the crown in a north eastern direction by up to 2m leaving an approximate crown spread of 8m.
Application No:	25/1796/FUL
Location:	6 Vision Hill Road, EX9 6EB
Proposal:	Proposed single storey rear extension
Application No:	25/1863/FUL
Location:	1 Meadow Close, EX9 6JN
Proposal:	Proposed garage conversion
Application No:	25/1909/TCA
Location:	6 East Terrace, EX9 6PQ
Proposal:	T1 - Copper Beech. Crown reduce by up to 3m, attending to all new growth since previous reduction in 2021. Maximum diameter of cut 75mm. Crown lift to 5m above ground level as measured from the lower level where the base of the tree is located, maximum diameter of cut 50mm. Crown thin by 10%, maximum diameter of cut 25mm. G2 - Bay & Holly. Reduce height of both groups, located either side of T1's main stem, to 8ft above ground level, trim back lateral spread hard.
Application No:	25/1911/FUL
Location:	Willowmead, Kersbrook, EX9 7AB
Proposal:	Single storey rear extension, raised terrace and alteration to fenestration
Application No:	25/2023/TCA
Location:	3 Chapel Hill, EX9 6NY
Proposal:	T1 – Holly. Fell to ground level G3 – Cypress. Remove four trees in decline

8. Planning Inspectorate: Result of Appeal

Application No: 25/0197/FUL
Location: 13A High Street, EX9 6LD
Development: Proposed replacement windows to front (North) elevation
Decision: The Appeal is dismissed

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

TPO No: 25/0047/TPO
Location: Land at, and surrounding, Cricket Field Court, Cricket Field Lane, Budleigh Salterton

10. Any other Business at the Chair's Discretion

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