

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held online via Zoom on Monday 25 January 2021 at 7.00pm.

PRESENT

Cllr R D Sherriff (Chairman, Deputy Town Mayor)
Cllr M C Hilliar (Town Mayor)
Cllr A F Chaplin
Cllr Mrs L D Evans
Cllr A J Harris
Cllr D J Hayward
Cllr Mrs C E Henkus
Cllr A L Jones
Cllr Mrs M P Lewis
Cllr H L Riddell
Cllr Mrs C A Sismore-Hunt
Cllr G Turner

Town Clerk: Mrs J E Vanstone

Others Present: County Cllr Mrs C Channon, District Cllr A J Dent, District Cllr P M Jarvis, District Cllr T D Wright and three members of the public

20.209 Public Speaking Time

A resident spoke about application 20/2893/FUL. He said there were 27 objections to the application online. He felt that raising the roof height to accommodate an additional floor would change the street scene and the character of this small development of bungalows would be lost.

The stairwell on the external elevation would create an intrusion on neighbours' privacy and the picture window on the east elevation would create overlooking for residents of Otter Court and Stoneborough Lane.

There was concern that, if allowed, this would set a precedent and before too long there would be no bungalows at all.

20.210 Apologies for Absence

None, all members being present.

20.211 Declarations of Interests in Items on the Agenda

No interests were declared.

20.212 Minutes

The Minutes of the Meeting of the Planning Committee held online via Zoom on 11 January 2021 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

20.213 Planning Applications

Application No: 20/2897FUL
Location: 40 Bedlands Lane, EX9 6QN
Proposal: Construction of side extensions
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 20/2893/FUL
 Location: 2 Bramble Close, EX9 6JS
 Proposal: Raise roof height to provide additional first floor accommodation; reconfigure front entrance porch; increase size of the existing external staircase landing and terrace area
 Letters Received: Eighteen letters of objection at the time the observations were made
 Observations: This Council is unable to support the application for the following reasons:

1. The proposal would be out of keeping with the other dwellings in the Close and would change the character of the Close.
2. The proposal constitutes over-development of the site.
3. The proposal would affect the amenity and privacy of neighbouring residents.

If approved, Members feel a precedent would be set and many other bungalows in this Close, and possibly the town, would be lost.
 In summary, this proposal goes against Policy D1 of the East Devon Local Plan and Policies H2 and H3 of the Budleigh Salterton Neighbourhood Plan.

Cllr A F Chaplin joined the meeting

Application No: 21/0020/FUL
 Location: 12 Westbourne Terrace, EX9 6BR
 Proposal: Proposed demolition of existing garage and proposed construction of single storey side extension, front porch, storage shed, and parking area
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application

Application No: 21/0121/FUL
 Location: 2 Elmside, EX9 6RP
 Proposal: Construction of single and two storey extensions, alterations to roof and installation of first floor side facing window
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application

Application No: 21/0084/FUL
 Location: High Grove, Victoria Place, EX9 6JP
 Proposal: Extension of existing raised patio area
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application

20.214 East Devon District Council: Planning Decisions – Approvals

Application No: 20/2089/MFUL
 Location: 151 Hectares Of Land Within The Parishes Of East Budleigh, Budleigh Salterton And Otterton From Lime Kiln Car Park (SY072819) To South Of Frogmore House (SY074850) (The Lower Otter Valley)

Proposal: Proposed breach of the River Otter embankment, Little Bank and Big Bank to restore the historic floodplain creating intertidal saltmarsh, mudflats and freshwater habitat at Big Marsh, and new freshwater habitat at Little Marsh. Associated works including development of a new footbridge, realignment of South Farm Road, and creation of a new car park. (The Lower Otter Restoration Project). Accompanied by an Environmental Statement.

Application No: 20/2476/TCA
Location: 3 Station Road, EX9 6RJ
Proposal: T1: Alder - Remove 75% of regrowth from tree to reduce height by 3m
T2: Contorted Willow - Reduce by 3m
T3: Apple - Reduce by 3m and reshape
T4: Birch - Pollard to 2m
T5: Birch - Pollard to 2m

Application No: 20/1980/FUL
Location: 6 Marine Parade, EX9 6NS
Proposal: Proposed replacement balcony structure

20.215 Any other Business at the Chairman's Discretion

- Cllr G Turner asked if there was an update on the lack of footpath and street lighting at the Evans Field development.
The Chairman said he was not aware of any progress.
District Cllr A J Dent advised that he had been in touch with planners and officers at East Devon District Council (EDDC) and Devon County Council (DCC). Both he and County Cllr Mrs C Channon had contacted the lawyers at DCC and sadly the agreement had not been signed by the developers' solicitors. He said he and his fellow District Councillors would keep on trying every way they could to get the issue sorted out.
Cllr G Turner said he was bewildered why it was not possible for EDDC Planning Enforcement officers to deal with this problem.
District Cllr A J Dent confirmed it was a Highways issue.
County Cllr Mrs C Channon confirmed she had spoken to the County Solicitor and the Budleigh Salterton Traffic Group had discussed the problem at its recent meeting. She also felt it was a Planning enforcement issue. She added that there had been a discussion about moving the 30mph speed limit.
The Clerk said she would forward the Traffic Group conclusions so all members were aware of the Group's recommendations.

There being no further business, the Meeting closed at 7.24pm.

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Chairman

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Date