

## **BUDLEIGH SALTERTON TOWN COUNCIL**

**MINUTES** of the Meeting of the Planning Committee held online via Zoom on Monday 8 February 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 G Turner

**Town Clerk:** Mrs J E Vanstone

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

### **20.233 Public Speaking Time**

A resident spoke about 21/0161/FUL – he said he and his wife had lived in the road for over twenty years and enjoyed living in the town. He then explained that the planning application had come as a shock as the applicants had shown him some plans which were nothing like those submitted. He said that the proposed garage would be very visible from his property and intrusive, now that a substantial amount of hedging had been removed. He had contacted the applicants and asked if it were possible to leave the first floor off the building but he had not had a response. He concluded by advising, in his opinion, the proposal was ill-considered and conspicuous, being at the highest point of the applicants' garden and would affect the enjoyment of their home.

### **20.234 Apologies for Absence**

Apologies were received from Cllr Mrs C A Sismore-Hunt (other commitments).

### **20.235 Declarations of Interests in Items on the Agenda**

- Cllr D J Hayward declared a personal interest in Min 20.237 (21/0119/VAR) – he rents two units in the vicinity

### **20.236 Minutes**

The Minutes of the Meeting of the Planning Committee held online via Zoom on 25 January 2021 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

### **20.237 Planning Applications**

Application No: 21/0146/FUL  
Location: 3 Shortwood Close, EX9 6QW  
Proposal: Proposed two storey side and single storey front and rear extensions  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application which is similar to other recent applications in this road

Application No: 21/0119/VAR  
Location: Store Building, Station Road, EX9 6RJ  
Proposal: Variation of Condition 2 (approved plans) of planning permission 19/2551/FUL (demolition of existing building and replacement with a new chalet style dwelling with amenity space and off street parking) to change garage into additional room, provide additional amenity space and parking to the front of building  
Letters Received: None at the time the observations were made  
Observations: This Council is unable to support the application which is contrary to Policy H3 of the Budleigh Salterton Neighbourhood Plan which states that development should have regard for the parking standards of the East Devon Local Plan.

Application No: 21/0154/FUL  
Location: 27 Dukes Road, EX9 6QL  
Proposal: Construction of two storey rear extension  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

Application No: 21/0195/FUL  
Location: 11A Lansdowne Road, EX9 6AH  
Proposal: Proposed residential annexe to be built above existing garage (resubmission of application 19/2729/FUL)  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

One member off the public joined the meeting

Application No: 21/0161/FUL  
Location: 11 Northview Road, EX9 6BZ  
Proposal: Proposed domestic garage and store and conversion of remaining existing garage to study  
Letters Received: Two 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 is out of keeping with the surrounding area which is situated in the Area of Outstanding Natural Beauty.  
2. The proposal will be visible from the Coastal Path and will impact on the Coastal Preservation Area.  
3. Over-development of the site.  
In summary, the proposal goes against Policies NE5 and H3 of the Budleigh Salterton Neighbourhood Plan

Application No: 21/0193/FUL  
Location: 5 Northview Road, EX9 6BY  
Proposal: Retention of two storey side extension (revision to 19/1876/FUL)  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

The Chairman reminded those present that the Town Council was a consultative body and East Devon District Council will have the final say on all applications

## 20.238 East Devon District Council: Planning Decisions – Approvals

- Application No: 20/2166/FUL  
Location: 13 Chapel Street, EX9 6LX  
Proposal: Construction of bin store and laying of new connecting path
- Application No: 20/1993/FUL  
Location: 4 Cliff Court, Cliff Road, EX9 6JR  
Proposal: Installation of 2 x flat rooflights and lantern rooflight on flat roof
- Application No: 20/2316/FUL  
Location: Former Fire Station, Station Road, EX9 6RJ  
Proposal: Change of use to community workshop and change of door on the North elevation to a disabled access
- Application No: 20/2368/FUL  
Location: The Old Clink, 38 Fore Street, EX9 6NJ  
Proposal: Replace render with hung slate on side western elevation
- Application No: 20/2382/TRE (*Split Decision*)  
Location: 19 Stoneyford Park, EX9 6TB  
Proposal: T1: Thuja Plicata – Reduce height by 2 metres, reduction to gain 1.5m clearance of the greenhouse/garage. Remove dead wood  
T2: Thuja Plicata – Reduce height by 2 metres and reshape upper crown form. Remove the lowest southerly limb growing along the fence line. Remove dead wood
- Application No: 20/2428/TRE (*Split Decision*)  
Location: 9 Links Road, EX9 6DF  
Proposal: T1: Oak – reduce crown to gain 2m clearance of the dwelling, target pruning with cuts no more than 50mm in diameter  
G1: group of Beech trees along boundary – Crown raise to gain 3m clearance above ground, target pruning with cuts no more than 50mm in diameter
- Application No: 20/2433/TRE (*Split Decision*)  
Location: 2 Boucher Road, EX9 6HG  
Proposal: T1: Cupressus Macrocarpa – Crown lift over the road to maintain a 5m clearance, this will include removal of the lowest limb and reduce the crown from the dwelling to gain a 2m clearance by target pruning cuts no greater than 50mm in diameter
- Application No: 20/2426/TRE  
Location: 16 Elmside, EX9 6RP  
Proposal: T1: Walnut – reduce crown to give a two metre clearance from the roof, taking into consideration best arboricultural practices. To allow the roof to be repaired
- Application No: 20/2511/TRE  
Location: 29 Northview Road, EX9 6DE  
Proposal: T1: Pine – reduce lower third of canopy by 1-2m on west, east and southern aspects. Northern aspect unaffected by works.
- Application No: 20/2636/FUL  
Location: 10 Lansdowne Road, EX6 6AH  
Proposal: Proposed greenhouse

**20.239 East Devon District Council: Planning Decisions – Refusals**

Application No: 20/2049/FUL  
Location: Flat 1, 58 East Budleigh Road, EX9 6EJ  
Proposal: Change of use of garage to holiday let accommodation

Application No: 20/2382/TRE (*Split Decision*)  
Location: 19 Stoneyford Park, EX9 6TB  
Proposal: T1: Thuja Plicata – Reshape upper crown form by removing and reduce low order branches growing down on the raised beds and reduce low order branches overhanging the garden of the adjacent property (Braywick)  
T2: Thuja Plicata – Reshape upper crown form by removing and reduce low order branches growing down on to the raised beds to the South. Remove dead wood and reduce low order branches overhanging the garden of the adjacent property (Braywick)

Application No: 20/2428/TRE (*Split Decision*)  
Location: 9 Links Road, EX9 6DF  
Proposal: T1: Oak – removal of complete branch

Application No: 20/2433/TRE (*Split Decision*)  
Location: 2 Boucher Road, EX9 6HG  
Proposal: T1: Cupressus Macrocarpa – Remove limb growing over the roof. Reduction via thinning of the outer edge of the crown by 20% reducing branches by up to 1 metre. Making cuts no greater than 70 mm diameter, leaving a finished tree height of 13 metres.

**20.240 Any other Business at the Chairman’s Discretion**

- Cllr Mrs L D Evans asked if there was any news on Evans Field. She felt the Town Council must work for its residents and keep on top of the issue at this site.  
The Chairman said he would ask County Cllr Mrs C Channon for an update.  
District Cllr A J Dent added that he had contacted both the senior planning and enforcement officers but this was now in the hands of solicitors and it was the developers’ solicitors who were causing the hold-up.  
Cllr D J Hayward said he had heard from Cllr Mrs Channon who had requested the 30mph limit be moved. He also understood that the head teacher at St Peter’s School had also asked for something to be done about this situation.

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

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Chairman

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Date