

## BUDLEIGH SALTERTON TOWN COUNCIL

**MINUTES** of the Meeting of the Planning Committee held in the Public Hall, Station Road, Budleigh Salterton on Monday 28 June 2021 at 7.00pm.

### **PRESENT**

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

**Town Clerk:** Mrs J E Vanstone

**Others Present:** District Cllr A J Dent, District Cllr P M Jarvis and District Cllr T D Wright

### **21.055 Public Speaking Time**

No Members of the public wished to speak.

### **21.056 Apologies for Absence**

None, all Members being present.

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

No interests were declared.

### **21.058 Minutes**

The Minutes of the Meeting of the Planning Committee held on 24 May 2021 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

### **21.059 Planning Applications: Delegated Powers**

The decisions made under delegated powers were noted.

Application No: 21/1379/FUL

Location: 2 Bramble Close, EX9 6JS

Proposal: Single storey rear extension and addition of a parking space

Letters Received: Six 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 proximity of the development to neighbouring properties would have an over-bearing impact
2. Loss of amenity
3. Over-development of the site

Application No: 21/1423/FUL

Location: 6 The Lawn, EX9 6LT

Proposal: Single storey rear extension and alterations to fenestrations and garden walls

Letters Received: None at the time the observations were made

Observations: This Council supports the application

Application No: 21/1487/FUL  
Location: 1 Castle Lane, EX9 7AN  
Proposal: Erection of detached garage with first floor home office  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application but would like a condition imposed requiring that the building remains ancillary to the main dwelling

Application No: 21/1514/FUL  
Location: 15 Coastguard Road, EX9 6NU  
Proposal: Replacement of existing flat roof to detached garage with new pitched roof including installation of side PV panels  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

#### **21.060 Planning Application – Amended Plans**

Application No: 21/1005/FUL (*Amended Plans*)  
Location: 35 Northview Road, EX9 6DE  
Proposal: Construction of dwelling including demolition of existing garage and utility room, and construction of replacement garage and utility room extension to 35 Northview Road  
Amendment: Revised elevation and floor plan details and responses to contributor comments (including golf ball risk assessment)  
Letters Received: None at the time the observations were made  
Observations: This Council is unable to support the application. Following receipt of additional concerns Members feel this application does not comply with National Planning Policy Framework Paragraph 182, which states that 'new development should be effectively integrated with existing businesses and community facilities and that these existing businesses/facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established'.

#### **21.061 Planning Applications**

Application No: 21/1620/FUL  
Location: 12 Knowle Village, EX9 6AL  
Proposal: Proposed single storey extension  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

Application No: 21/1569/FUL  
Location: Rose Ash, 9 Westfield Road, EX9 6SS  
Proposal: Proposed extension to dining room to front of property, side and rear extensions to kitchen and replacement of existing conservatory with single storey extension  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

Application No: 21/1591/FUL  
Location: 38 Granary Lane, EX9 6ES  
Proposal: Replacement of existing summerhouse with garden building and decking, and erection of boundary fence  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application, although concerns were raised that two of the summerhouse windows could overlook the fence into the neighbouring garden.

Application No: 21/1517/FUL  
Location: Land East of East Budleigh Road  
Proposal: Erection of two four bedroom dwellings and associated access  
Letters Received: None at the time the observations were made  
Observations: Observations could not be made as not all Members had received notification of the application. This application will be decided under delegated powers.

#### **21.062 East Devon District Council: Planning Decisions – Approvals**

Application No: 21/0119/VAR  
Location: Store Building, Station Road, EX9 6RN  
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

Application No: 21/0484/FUL  
Location: 27 East Budleigh Road, EX9 6EJ  
Proposal: Construction of single storey side extension and provision of cladding

Application No: 21/0577/FUL  
Location: 14 Stoneyford Park, EX9 6TB  
Proposal: Single storey side extension to south elevation with pitched roof and detailed gable to form craft room

Application No: 21/0542/FUL  
Location: 31 Northview Road, EX9 6DE  
Proposal: Replacement of garage with single garage and studio ancillary to main dwelling

Application No: 21/1026/FUL  
Location: 40 Bedlands Lane, EX9 6QN  
Proposal: Construction of side extension (revision of 20/2897/FUL); cladding to walls of house

Application No: 21/1065/TCA  
Location: Westbourne Cottage, 9 West Hill, EX9 6BS  
Proposal: Fell crab apple in front garden; replace with magnolia or similar

Application No: 21/1090/FUL  
Location: 37 Granary Lane, EX9 6EP  
Proposal: Addition of a conservatory to the south/side of the property

Application No: 21/1175/TCA  
Location: 7 Cliff Terrace, EX9 6LE  
Proposal: T1: Sycamore group of 4 + 1. Small crown reduction to remove shoots that have grown above cuts from previous reduction leaving trees at 26 feet height. Crown lift group of 4 from no.7's side to reduce shading by removing a 5" thick stem; 2 co-dominant stems furthest down bank, 5" and 6" diameter; removing lower 2" stems and 2 of these at 10 and 14 feet height. Aim to get overhang back to nearer edge of border beneath.  
T2: Holly (inside house garden gate). Reduce crown by 3 feet height and 6" width.

T3: Bay (opposite front door). Crown reduce all over by up to 2 feet off longer branches to keep size in check, keep it dense and away from house.

T4: Crab apple (opposite back door). Crown reduced to 2 feet above phone wire and free this up where possible. Cut back from house behind.

T5: Pears x 2. Crown reduce by up to 3 feet by reducing water shoots and thinning by 25%

**21.063 East Devon District Council: Planning Decision – Withdrawn**

Application No: 21/1042/RES  
Location: Land East of East Budleigh Road  
Proposal: Construction of 2no dwellings (approval of details of layout, scale and appearance of buildings and landscaping of site pursuant to outline planning permission ref. 19/2333/OUT)

**21.064 Correspondence Received**

- Openreach:
  - 11a Westfield Road, EX9 6SS – notification of intent to install fixed line broadband electronic communications apparatus
  - Marantha, Boucher Road, EX9 6HQ – notification of intention to install fixed line broadband electronic communications apparatus
- East Devon District Council: 20/0721/FUL: 29 Victoria Place, EX9 6JP – email advising that the application is recorded as “Permitted Development”
- 21/1379/FUL: 2 Bramble Close, EX9 6JS – two letters of objection (received after the delegated decision had been made)

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

No other business was raised.

There being no further business, the Meeting closed at 7.16pm.

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Chairman

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Date