

## BUDLEIGH SALTERTON TOWN COUNCIL

**MINUTES** of the Meeting of the Planning Committee held in the Public Hall, Station Road, Budleigh Salterton on Monday 25 April 2022 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  
Cllr D Tate

**Town Clerk:** Mrs J E Vanstone

**Others Present:** County Cllr Mrs C Channon, District Cllr A J Dent, District Cllr T D Wright and two members of the public

### **21.401 Public Speaking Time**

No members of the public wished to speak.

### **21.402 Apologies for Absence**

Apologies were received and accepted from Cllr R J Doorbar (working) and District Cllr P M Jarvis

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

No interests were declared.

### **21.404 Minutes**

The Minutes of the Meeting of the Planning Committee held on 28 March 2022 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

### **21.405 Planning Applications – Delegated Powers**

The decisions made under delegated powers were noted:

Application No: 22/0172/FUL *AMENDED*  
Location: Land east of East Budleigh Road  
Proposal: Construction of two dwellings and associated access  
Amendments: Revisions to site layout and scale, design and appearance of dwellings  
Letters Received: One letter of objection at the time the observations were made  
Observations: This Council is unable to support the amendments as Members feel the proposed second floor dormers will overlook neighbouring properties and are overbearing.  
This application is still contrary to the following Budleigh Salterton Neighbourhood Plan Policies:  
H1(a) – it is not of modest scale in compliance with the Local Plan Strategies 1, 6, 21, 34 and 35)  
H1(c) – it does not meet local housing needs which prioritise affordable housing as outlined in Strategies 21, 34 and 35 of the Local plan).  
H2 – new housing should have regard for the scale, massing, density and height of buildings. This application doesn't meet this criteria.

H3 – new housing should be sensitively designed to reflect the character of the area and that of its neighbours

H3(a) – this application will result in overdevelopment and loss of amenity of neighbouring properties.

H3(c) – this development does not reflect the existing grain/density/pattern of surrounding developments. This application doesn't respect or enhance the local character.

#### **21.406 Planning Applications**

Application No: 22/0703/FUL  
Location: 7 Copp Hill Lane, EX9 6DT  
Proposal: Demolition of garage and proposed carport with store, front veranda with bays, front roof light and solar panels, two storey rear extension, two storey side extension, single storey rear extension and alteration to fenestration  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

Application No: 22/0725/FUL  
Location: 5 Cliff Road, EX9 6JR  
Proposal: Erection of a detached single garage with office above  
Letters Received: None at the time the observations were made  
Observations: This Council is unable to support the application. Members feel the height of the garage will affect the light to the neighbouring properties and is therefore contrary to Policy H1 of the Budleigh Salterton Neighbourhood Plan.

Application No: 22/0804/VAR  
Location: Lower River Otter Valley east of Budleigh Salterton and southwest of Otterton  
Proposal: Variation of condition 2 of planning consent 20/2089/MFUL (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) to facilitate alterations and raising of ground levels of public footpath (12)  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

Application No: 22/0828/FUL  
Location: 32 Stoneborough Lane, EX9 6HL  
Proposal: Conversion of detached garage to habitable use  
Letters Received: None at the time the observations were made  
Observations: This Council is unable to support the application as Members feel there is insufficient information regarding the final use of the building.

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

Application No: 21/2406/FUL  
Location: 8 Granary Lane, EX9 6JD  
Proposal: Kitchen extension, with loft conversion with flat roof dormer & home studio in the garden

Application No: 22/0192/FUL  
Location: 92a Granary Lane, EX9 6ER  
Proposal: Single storey rear extension and replacement raised decking area

Application No: 22/0266/FUL  
Location: 14 Armytage Road, EX9 6SD  
Proposal: Proposed demolition of existing rear single storey structure and construction of new rear single storey extension & alterations

Application No: 22/0363/TRE  
Location: 5 Clyst Hayes Gardens, EX9 6BE  
Proposal: T1: Larch – crown lift removing 4 lowest branches, 7 metre max length max diameter 15cm  
T2/T3: 2 x Oaks – crown lift by 4 metres max, maximum cut 15cm diameter length of branch max 5 metres  
T4: Oak – leaning reduce branch by 10 metres to the vertical branch 35cm max diameter cut (Tree is growing with bad form with significant lean)  
T5: Pine – crown lift, remove 2 lower branches back to stem 13 metres long 25cm max diameter  
T6: Oak – remove 3 lowest branches 6 metres max length 15cm max diameter.  
Reason (all above): safety to give clearance from ground for users of the garden  
T7: Beech – remove all smaller branches growing on shed and growing towards house 10 metres length 15cm diameter.  
Reason: to prevent damage to house and shed and to prevent repetitive pruning work.

Application No: 22/0410/FUL  
Location: 14 Jocelyn Road, EX9 6SF  
Proposal: Single storey rear extension and single storey outbuilding for ancillary use as a home office/store including demolition of existing lean-to and outbuilding

Application No: 22/0452/TCA  
Location: 3 West Hill Lane, EX9 6AA  
Proposal: Eucalyptus tree located against boundary wall on West Hill Lane: fell tree removing it from site.  
Replace with two Native trees (Oak and Linen tree) in locations to be confirmed within the Boundary of the Property.  
Reason: protection of historic Cob wall and to save adjacent native trees currently being killed by the Eucalyptus and the canopy of the tree has put telecoms lines under threat

#### **21.408 East Devon District Council: Planning Decision – Refusal**

Application No: 22/0100/FUL  
Location: Flat 2, 33a High Street, EX9 6LD  
Proposal: Proposed balcony with alteration to fenestration

#### **21.409 Correspondence Received**

- East Devon District Council: Replacement window in a Conservation Area – Topsy Merchant, 13 High Street
- BT Openreach: Notification of intention to install a pole at Perriams Place

**21.410 Any other Business at the Chairman's Discretion**

- Cllr Mrs C A Sismore-Hunt asked if the Greenway Lane shop had approval. The Clerk advised that the Licence changes were not planning matters and she was not aware of any planning application for that premises.

There being no further business, the Meeting closed at 7.10pm.

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Chairman

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Date

DRAFT