

## **BUDLEIGH SALTERTON TOWN COUNCIL**

**MINUTES** of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 13 February 2023 at 7.00pm.

### **PRESENT**

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

**Town Clerk:** Mrs J E Vanstone

**Others Present:** District Cllr T D Wright and five members of the public

### **22.361 Public Speaking Time**

A resident spoke about the proposal for a new dwelling at Little Knowle Court. He thought the proposal was over-development. The flats were served by a single track road which is already restricted, with the quite elderly residents needing carers and sometimes ambulances.

He said that the bank where the proposed dwelling is to be built soaks up a huge amount of water which may mean that the road could flood.

Another resident added that the Lease stated residents should have the enjoyment of the gardens and his solicitor had advised that the applicant was not entitled to take away that land which was a third of the gardens. He felt the value of the properties would reduce as well. He said his parents often used the gardens and enjoyed looking at the cherry tree which was to be removed.

A resident then spoke about the proposal for 9 West Hill Lane which was directly across from his property. He said the proposal was larger than the existing building as well as taller and it exceeded the existing footprint. The plot is in the Conservation Area and he felt the building would significantly alter the character of the lane.

He was also concerned about the wall which was higher than existing and he felt would loom over the lane.

He said the creation of an annex from a single garage would also mean another two storey property, which was not integrated into main building and was a separate dwelling. He said he was concerned that this could be sold off.

### **22.362 Apologies for Absence**

Apologies were received and accepted from Cllr Mrs L D Evans, Cllr D Tate, District Cllr A J Dent and District Cllr P M Jarvis.

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

- Cllr A J Harris declared a personal interest in Min 22.365 (23/0238/FUL) – he lives in West Hill Lane
- Cllr D J Hayward declared a personal interest in Min 22.365 (23/0180/FUL) – he knows one of the residents

### **22.364 Minutes**

The Minutes of the Meeting of the Planning Committee held on 30 January 2023 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

## 22.365 Planning Applications

Application No: 23/0180/FUL  
Location: Little Knowle Court, 32 Little Knowle, EX9 6QS  
Proposal: Construction of new two-bedroom dwelling with garden room/store

Letters Received: None at the time the observations were made  
Observations: This Council is unable to support the application for the following reasons:

1. Over-development of the site.
2. The proposed dwelling will affect the amenity of the residents of Little Knowle Court.
3. The design of the proposed dwelling will be out of keeping with the street scene and will impact on the character of the surrounding area.

There are also concerns about traffic issues and potential flooding as the site is adjacent to the Environment Agency's defined flood zone and run-off from the proposed development could have an adverse impact on this.

In summary this proposal is contrary to Policies H2(b), H3(a) and H3(c) of the Budleigh Salterton Neighbourhood Plan, Strategy 46 of the East Devon Local Plan and NPPF policy Para 53. The site borders the green wedge which is a Site of Special Scientific Interest.

Three members of the public left the meeting.

Application No: 23/0214/FUL  
Location: 1A Bedlands Lane, EX9 6QH  
Proposal: Side and rear extensions; re-rendering and re-fenestration of main house; re-roof garage; associated internal remodelling

Letters Received: None at the time the observations were made  
Observations: This Council supports the application – this is a big plot and the proposal is similar to others in this road

Application No: 23/0238/FUL  
Location: 9 West Hill Lane, EX9 6AA  
Proposal: Proposed demolition of existing dwelling and construction of a replacement dwelling  
Conversion of the existing garage to form an annex  
Construction of a new car port and an external raised terrace

Letters Received: None at the time the observations were made  
Observations: This Council is unable to support the application for the following reasons:

1. There are concerns that the proposed annex is an over-development of the site contrary to BSNP Policy H3(a) and (c)
2. There are concerns that the development, which is within the Conservation Area, will have a harmful impact on the trees.

In summary this proposal is contrary to Policies H2(b), H2(c) and H3(b) and (c) of the Budleigh Salterton Neighbourhood Plan and Strategy 46 of the East Devon Local Plan.

If the District Council is minded to approve this application, this Council would ask that a schedule of works be put in place before any work commences and the lane is properly surveyed to ascertain whether it is stable enough to withstand construction vehicles.

This Council would also ask that should the District Council be minded to approve the annex it should remain ancillary to the main dwelling and cannot be used for business purposes. The Council also had concerns that the proposed annex does not comply with Budleigh Salterton Neighbourhood Plan Policy H3(e) due to the limited space available and the narrowness of West Hill Lane at this point.

One member of the public left the meeting.

**22.366 East Devon District Council: Planning Decisions – Approvals**

Application No: 22/2500/FUL  
Location: 7 Long Copp, EX9 6DY  
Proposal: Single storey rear extension with balcony and habitable roof space over, replacement garage to side with habitable roof space, loft conversion with rear dormer, porch to front and alterations to fenestration

Application No: 22/2612/FUL  
Location: 44 East Budleigh Road, EX9 6EJ  
Proposal: Hip to gable roof extension and rear dormer

**22.367 East Devon District Council: Planning Decision – Refusal**

Application No: 22/2380/FUL  
Location: Brook Gallery, 30 Fore Street, EX9 6NH  
Proposal: Installation of handrails at shop entrance

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

No other business was raised.

There being no further business, the Meeting closed at 7.32pm.

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Chairman

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Date