

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 30 January 2023 at 7.00pm.

PRESENT

Cllr R D Sherriff (Chairman)
Cllr D J Hayward (Deputy Town Mayor)
Cllr A F Chaplin
Cllr R J Doorbar
Cllr Mrs L D Evans
Cllr A J Harris
Cllr R A Harris
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 P M Jarvis, District Cllr T D Wright and five members of the public

22.333 Public Speaking Time

No members of the public wished to speak.

22.334 Apologies for Absence

Apologies were received and accepted from the Town Mayor, Cllr M C Hilliar.

22.335 Declarations of Interests in Items on the Agenda

- Cllr D Tate declared a personal interest in Min 22.338 (23/0009/FUL) – he is friends with the applicant

22.336 Minutes

The Minutes of the Meeting of the Planning Committee held on 9 January 2023 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

22.337 Longboat Café

The lean-to attached to the café was discussed in order to make this Council's views known to Mark Williams, East Devon District Council (EDDC) CEO, which in turn will enable planning officers to resolve the current impasse with those running the café. The Chairman advised that the lean-to had been installed during the first lock down when the Government had given permission for temporary structures at licensed premises. He said that this was not a planning application, EDDC was just asking for a statement from the Town Council. He added that the Town Council was between a rock and a hard place but when looking at planning, the Council uses the Budleigh Salterton Neighbourhood Plan as a guide and Policy EC1 states that the Council is committed to supporting small business enterprises. He then asked District Cllr A J Dent to provide a brief planning history of the premises – his report is attached as Appendix A.

District Cllr T D Wright added that he remembered the pain of the original application! He explained that East Devon District Council is the authority which can continue with proceedings. He regularly spoke to residents of Marine Parade and had not received any adverse comments about the structure. He said that if the Town Council agreed that the lean-to was useful and provided a service to the town, then that would help Mr Williams and his officers to make their decision.

After further lengthy discussion it was

Agreed: This Council appreciates that this business is an asset to the town and the current operators have worked hard to achieve this. As such Members feel they cannot ask for the lean-to to be removed even though it is in breach of planning laws.
The Chairman will prepare a statement to this effect which the Clerk will then circulate to all Councillors before sending to Mr Williams.

22.338 Planning Applications

Application No: 23/0009/FUL
Location: Flat 24, The Dog and Donkey, Knowle Village, EX9 6AL
Proposal: Installation of rooflights
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 23/0089/FUL
Location: 4 The Lawn, EX9 6LT
Proposal: Proposed carport
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 23/0090/FUL
Location: 16 Upper Stoneborough Lane, EX9 6SZ
Proposal: Single storey rear extension, two storey front extension and external alterations to existing dwelling
Letters Received: None at the time the observations were made
Observations: This Council supports the application

22.339 East Devon District Council: Planning Decisions – Approvals

Application No: 22/1902/FUL
Location: 6 Moor Lane, EX9 6PT
Proposal: Part two storey rear extension and erection of a garden shed

Application No: 22/2032/FUL
Location: 1 Bramble Close, EX9 6JS
Proposal: Proposed replacement garden decking area

Application No: 22/2074/FUL
Location: 11B Marine Parade, EX9 6NS
Proposal: Provision of single parking space within front curtilage accessed from existing shared private driveway

Application No: 22/2375/TRE
Location: Hafod, Cricket Field Lane, EX9 6PB
Proposal: R1 & R2: Lime trees – Prune eastern canopy away from the property 'Hafod' to achieve a 2m clearance from building, maximum diameter of cut 25MM; thin both tree canopies by up to 15%, maximum diameter of cut 30MM; remove the epicormic growth

Application No: 22/2494/TRE (*split decision*)
Location: Belgrave Court, Northview Road, EX9 6BA
Proposal: T1: Oak – Crown lift to 5m above ground level, retaining old stubs. Prune back western aspect overhanging Belgrave Court by 1.5m, maximum diameter of cut (MDC)25mm, 3 pruning cuts at 50-75mm.
T2: Oak – Crown lift to 5m above ground level, retaining old stubs. Prune back 2 limbs growing west by 2m, MDC 50mm. Tip prune tertiary branches to shape.
T3: Oak – Crown lift to 5m above ground level, retaining old stubs. Prune back western aspect by 2m, MDC 50mm. Reduce by height by approximately 2m, MDC 75mm and prune upper canopy to shape.

Application No: 22/2530/FUL
Location: 9 Links Road, EX9 6DF
Proposal: Conversion of existing garage/workshop to annexe with associated single storey side extension and alterations to fenestration

Application No: 22/2568/FUL
Location: 11 Coastguard Road, EX9 6NU
Proposal: Erection of single storey side extension, demolition of existing single garage and erection of garage with roofspace hobbies room

Application No: 22/2638/FUL
Location: 22 Copp Hill Lane, EX9 6DZ
Proposal: Construction of a greenhouse to front

Application No: 22/2746/TCA
Location: 10 East Terrace, EX9 6PG
Proposal: T1: Beech – Shorten side growth by 1-2m
T2: Holly – Crown reduction as indicated in the supplied image
T3: Bay – Crown reduction as indicated in the supplied image
T4: Willow – Pollard to low level

22.340 East Devon District Council: Planning Decision – Refusal

Application No: 22/2494/TRE (*split decision*)
Location: Belgrave Court, Northview Road, EX9 6BA
Proposal: T1: Oak – Reduce by height by approximately 2m, MDC 75mm and prune upper canopy to shape. Thin canopy by removing reactionary epicormic growth on main stems and scaffold limbs.
T2: Oak – Reduce by height by approximately 2m, MDC 75mm and prune upper canopy to shape. Thin canopy by removing reactionary epicormic growth on main stems and scaffold limbs.
T3: Oak – Reduce by height by approximately 2m, MDC 75mm and prune upper canopy to shape. Thin canopy by removing reactionary epicormic growth on main stems and scaffold limbs.

22.341 East Devon District Council: Planning Decisions – Withdrawn

Application No: 22/2408/TCA
Location: Rosehill, 30 West Hill, EX9 6BU
Proposal: T1: Oak – Remove
T2 and T3: Beech – Crown lift

22.342 Any other Business at the Chairman's Discretion

No other business was raised.

There being no further business, the Meeting closed at 7.36pm.

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Chairman

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Date

Approved