

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 22 May 2023 on the rising of the Town Council.

Meeting commenced at 7.27pm.

PRESENT

Cllr D J Hayward (Town Mayor)
Cllr Mrs C A Sismore-Hunt (Deputy Town Mayor)
Cllr A F Chaplin
Cllr Mrs C M Cunningham
Cllr R J Doorbar
Cllr Mrs L D Evans
Cllr M C Hilliar
Cllr R D Sherriff

Town Clerk: Mrs J E Vanstone

Others Present: County Cllr Mrs C Channon, District Cllr Ms M Martin, District Cllr H Riddell and four members of the public

23.015 Election of Chairman

Only one nomination had been received, that of Cllr R D Sherriff, proposed by Cllr Mrs L D Evans and seconded by the Deputy Town Mayor, Cllr Mrs C A Sismore-Hunt. The Town Mayor, Cllr D J Hayward declared that Cllr R D Sherriff be appointed as Chairman.

23.016 Public Speaking Time

No Members of the public wished to speak.

23.017 Apologies for Absence

Apologies were received and accepted from Cllr Mrs M P Lewis and District Cllr Ms C Fitzgerald.

23.018 Declarations of Interests in Items on the Agenda

No interests were declared.

23.019 Minutes

The Minutes of the Meeting of the Planning Committee held on 24 April 2023 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

23.020 Planning Applications – Delegated Powers

The decision made under Delegated Powers were noted:

Application No: 23/0885/FUL
Location: 50 High Street, EX9 6LJ
Proposal: Proposed first Floor extension to provide 1no. one bedroom studio/flat
Letters Received: None at the time the observations were made
Observations: This Council is unable to support the application for the following reasons:
1. The proposed development does not preserve or enhance the character or appearance of the Budleigh Salterton Conservation area.
2. The proposal will result in over-development and loss of amenity of neighbouring properties.

3. The proposal does not reflect the grain/density/pattern of the surrounding development.
In summary this development is contrary to Policies H2c H3, H3a, H3c and B1 of the Budleigh Salterton Neighbourhood Plan.

23.021 Planning Applications

Application No: 23/0869/FUL
 Location: 2 Leas Road, EX9 6SA
 Proposal: Single storey extensions, side pitched roof garage/utility and rear flat roof kitchen/dining
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application

Application No: 23/1017/FUL
 Location: 2 East Budleigh Road, EX9 6HE
 Proposal: Proposed side and rear extensions, a second floor and a new garage
 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 about the scale, massing and density of the proposed extensions, which Members feel will create a loss of light and amenity of neighbouring properties, particularly the residents of Went House.
2. Members feel the proposal is not sensitively designed and does not reflect the character of the area
3. Over-development of the site.

In summary the proposal is contrary to guidance laid out in the Budleigh Salterton Neighbourhood Plan policies H2, H3, H3(a), H3(c), B1 and B3.

23.022 East Devon District Council: Planning Decisions – Approval

Application No: 23/0483/FUL
 Location: 19 Moormead, EX9 6PZ
 Proposal: Replacement of a conservatory with a larger single-storey extension

Application No: 23/0677/FUL
 Location: 20 Stoneborough Lane, EX9 6HL
 Proposal: Demolish existing detached garage, construct a new single storey side extension

Application No: 23/0660/FUL
 Location: The Old Cottage, 16 East Budleigh Road, EX9 6HN
 Proposal: Construction of single storey extension

Application No: 23/0687/FUL
 Location: 22 Copp Hill Lane, EX9 6DZ
 Proposal: Raising of roof of existing utility to provide a small office space within the roof and internal and external alterations

Application No: 23/0795/FUL
 Location: 10 Shortwood Close, EX9 6QW
 Proposal: Proposed single storey side extension with rendering of side elevation

23.023 East Devon District Council: Planning Decisions – Refusal

Application No: 23/0490/TRE
Location: Winwood Court, 4B Cricket Field Lane, EX9 6SY
Proposal: T2: Sycamore – fell

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

23.024 East Devon District Council: Planning Decisions – Withdrawn

Application No: 23/0238/FUL
Location: 9 West Hill Lane, EX9 6AA
Proposal: Proposed demolition of existing dwelling and construction of replacement dwelling, new car port and external raised terrace

23.025 Correspondence Received

- East Devon District Council: Notification of Tree Works considered an exemption – Lily Farm Vineyard, Dalditch Lane, EX9 7AH

23.026 Any other Business at the Chairman’s Discretion

No other business was raised.

There being no further business, the Meeting closed at 7.34pm.

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Chairman

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Date

Approved