

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 26 June 2023 at 7.00pm.

PRESENT

Cllr R D Sherriff (Chairman)
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 Mrs M P Lewis
Cllr D Walsh
Cllr W K Wood
Cllr Ms G Woodcraft

Town Clerk: Mrs J E Vanstone

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

The Chairman reminded Members that the Town Council is only a statutory consultee and any decisions made by this Committee may be overturned by East Devon District Council.

23.051 Public Speaking Time

- One member of the public spoke about the application 23/1217/FUL. He explained he was the applicant and currently had an antiques shop in London. He said Budleigh Salterton had charm and he wanted to restore the building to make it viable but without changing its appearance. The building would be in keeping with the Conservation Area and he was using traditional materials for the renovation. He had already made a start on some internal works. His plan was to sell antiques but also make it a social space with two houses and a flat above.
- The Clerk read a letter of objection relating to application 23/1120/FUL. It contained concerns of the impact of the proposal on the East Devon Area of Outstanding Natural Beauty. The need for accommodation for the manager was also questioned. It was felt that planning policy had not changed since a previous application received in 2016, which had been refused by East Devon District Council and a subsequent appeal had been dismissed.

23.052 Apologies for Absence

Apologies were received and accepted from Cllr M C Hilliar.

23.053 Declarations of Interests in Items on the Agenda

- The Town Mayor, Cllr D J Hayward declared a personal interest in Min 23.055 (23/1217/FUL) – he lives in the same apartment block as the applicant

23.054 Minutes

The Minutes of the Meeting of the Planning Committee held on 12 June 2023 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

23.055 Planning Applications

Application No: 23/1186/FUL
Location: 53 Moormead, EX9 6PX
Proposal: Proposed part conversion of front garden into hardstanding vehicle driveway
Letters Received: None at the time the observations were made
Observations: This Council supports the application which would provide a driveway similar to other properties in this road

Application No: 23/1217/FUL
Location: The Old Sorting Office, 52-54 High Street, EX9 6NB
Proposal: Change of use from B8 Distribution to part retail and part residential including internal and external alterations, forming a retail outlet with flat above, 2 bedroom residential unit and 3 bed residential unit.
Demolition of rear out buildings and boundary wall reduced in height
Letters Received: None at the time the observations were made
Observations: This Council supports the application which is in line with Policies EC1, H2(c), B1, B3 and Community Action B2 of the Budleigh Salterton Neighbourhood Plan

Application No: 23/1120/FUL
Location: Lily Farm Vineyard, Dalditch Lane, EX9 7AH
Proposal: Erection of a single storey Manager's accommodation and single storey side extension to Vineyard premises
Letters Received: One letter of objection at the time the observations were made
Observations: This Council supports the single storey extension to the vineyard premises which is in line with Policy EC1 of the Budleigh Salterton Neighbourhood Plan.
However, Members were unable to support the proposal for Manager's accommodation feeling it is over-development of the site.
The proposed residential development is outside the Built-Up Area Boundary (Settlement Boundary) and Members did not feel there was sufficient evidence to making an exception in this particular case.
In summary the proposal is against Policies H2, H4 and NE1 of the Budleigh Salterton Neighbourhood Plan.

23.056 East Devon District Council: Planning Decisions – Approval

Application No: 23/0751/FUL
Location: 1 Knowle Hill, EX9 7AL
Proposal: Proposed first floor extension with roof terrace and reconstruction of existing conservatory

Application No: 23/1128/FUL
Location: 17 Moormead, EX9 6PZ
Proposal: Proposed conversion of conservatory into a single storey extension

23.057 Any other Business at the Chairman's Discretion

No other business was raised.

There being no further business, the Meeting closed at 7.24pm.

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Chairman

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Date

Approved