

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 10 July 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 Mrs C M Cunningham
Cllr Mrs L D Evans
Cllr M C Hilliar
Cllr D Walsh
Cllr W K Wood
Cllr Ms G Woodcraft

Town Clerk: Mrs J E Vanstone

23.084 Public Speaking Time

No Members of the public were present.

23.085 Apologies for Absence

Apologies were received and accepted from Cllr A F Chaplin, Cllr R J Doorbar, Cllr Mrs M P Lewis, District Cllr Ms C Fitzgerald, District Cllr Ms M Martin and District Cllr H Riddell.

23.086 Declarations of Interests in Items on the Agenda

No interests were declared.

23.087 Minutes

The Minutes of the Meeting of the Planning Committee held on 26 June 2023 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

23.088 Non-Voting Member

The appointment of a Member to act as Non-Voting Member of this Committee as per the suggested list (attached) was considered and it was

Resolved: Each Member will act as Non-Voting Member for one month. The Chairman, Town Mayor and Deputy Town Mayor will not be included.

The Clerk confirmed that a Non-Voting Member will only be necessary when all twelve Members are present.

23.089 Planning Applications

Application No: 23/1019/FUL
Location: Foreland, 12A Fore Street, EX9 6NG
Proposal: Demolition of existing 2 storey residential dwelling, new build partially 3 storey residential dwelling, retained garage and driveway
Letters Received: One letter of concern at the time the observations were made

Observations: This Council supports the application but would comment as follows:
The work will cause significant traffic and safety problems and if East Devon District Council (EDDC) is minded to grant permission, the Town Council would like to be informed of how traffic movements to and from the site will be managed. These issues should be subject to detailed conditions of any approval giving EDDC and Devon County Council control over the impact and management of the construction.

Application No: 23/1165/FUL
Location: Garden Cottage, 18 Little Knowle, EX9 6QS
Proposal: Construction of single storey flat roof extension to North and East elevations

Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 23/1261/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 potential traffic issues. In summary this proposal is contrary to Policies NE1, H2(b), H3(a), H3(b) and H3(c) of the Budleigh Salterton Neighbourhood Plan, Policy D1 and 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.

Application No: 23/1433/FUL
Location: 5 Clyst Hayes Gardens, EX9 6BE
Proposal: Erection of two outbuildings (retrospective)
Letters Received: None at the time the observations were made
Observations: This Council supports the application

23.090 East Devon District Council: Planning Decisions – Approval

Application No: 23/0869/FUL
Location: 2 Leas Road, EX9 6SA
Proposal: Construction of single storey side and rear extensions, installation of first and second floor level windows in side elevation and conversion of garage to guest bedroom

23.091 East Devon District Council: Planning Decisions – Withdrawn

Application No: 22/2326/FDO
Location: South Farm Road
Proposal: Diversion of Footpath No 1 south of South Farm Road

23.092 Any other Business at the Chairman's Discretion

No other business was raised.

There being no further business, the Meeting closed at 7.25pm.

.....
Chairman

.....
Date

Approved