

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 13 May 2024 on the rising of the Town Council.

Meeting commenced at 7.16pm.

PRESENT

Cllr C A Sismore-Hunt (Town Mayor)
Cllr M C Hilliar (Deputy Town Mayor)
Cllr A F Chaplin
Cllr C M Cunningham
Cllr R J Doorbar
Cllr S J Horn
Cllr D Walsh
Cllr W K Wood
Cllr G Woodcraft

In Attendance: District Cllr H L Riddell, Mrs J E Vanstone (Town Clerk) and ten members of the public

24.015 Election of Chairman

Only one nomination had been received, that of Cllr M C Hilliar, proposed by the Town Mayor, Cllr C A Sismore-Hunt and seconded by Cllr D Walsh.

The Town Mayor, Cllr C A Sismore-Hunt declared that Cllr M C Hilliar be appointed as Chairman.

24.016 Public Speaking Time

Five residents spoke about planning application 24/0825/FUL:

- The first said they lived next door to the application site and were long term residents of the town. They felt the application was not sympathetic to the surrounding properties and Conservation Area. The extension would impact on their privacy as well as casting shadow on to their terrace; the proposal also included removal of the bay window which would spoil the symmetry of the pair of semi-detached houses. They were also concerned about the noise pollution. They asked that the Committee consider these points when making its decision.
- The second resident said they lived on the other side of the application site and whilst would not be affected as much as the first residents, were still concerned by the size of the proposed extension. They agreed the house needed some updating but on a smaller scale. The houses were highly visible from the South West Coast Path and this should be considered by the Committee.
- The third said they were trying to remain objective but were friends of the first neighbour and also a long-standing resident of the town. They felt the application could have a detrimental impact on the residents of 24 Fore Street and an extension of reduced size would be more in keeping. They asked for better dialogue.
- The fourth resident wished to add their concerns and reiterated the detrimental effect they felt the proposal would have on the view from the seafront as well as on the neighbouring properties.
- The last resident felt all their concerns had already been voiced and were covered in their letter of objection.

24.017 Apologies for Absence

Apologies were received and accepted from Cllr M P Lewis, County Cllr C Channon, District Cllr C Fitzgerald and District Cllr M Martin.

24.018 Declarations of Interests in Items on the Agenda

No interests were declared.

24.019 Minutes

The Minutes of the Meeting of the Planning Committee held on 29 April 2024 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

24.020 Planning Applications

Application No: 24/0810/FUL
Location: 11 Otter Court, EX9 6JH
Proposal: Proposed bike/bin store to north elevation
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 24/0825/FUL
Location: 22 Fore Street, EX9 6NH
Proposal: Front porch and rear extension with terrace
Letters Received: Two letters of objection at the time the observations were made (plus it was noted there were five letters online)
Observations: This Council is unable to support the application for the following reasons:

1. The proposal will have a detrimental impact on the Conservation Area.
2. The proposal is too large and considered as over-development.
3. The proposed terrace will affect the privacy, health & well-being and amenity of those living in the neighbouring properties.

In summary, the application does not comply with Policies EN10 and D1 and Strategies 21 and 46 of the East Devon Local Plan and Policies B1, B2, H2 and H3 of the Budleigh Salterton Neighbourhood Plan.

24.021 Planning Applications – Amended Plans

Application No: 24/0594/FUL
Location: Longboat Café, Marine Parade, EX9 6NS
Proposal: Proposed extension with retractable roof and walls
Amendment: Revised location plan, revised Flood Risk Assessment and ventilation specifications
Letters Received: None at the time the observations were made
Observations: This Council is happy with the amendments and therefore continues to support the application

24.022 East Devon District Council: Planning Decisions – Approval

Application No: 24/0476/FUL
Location: 8 Vision Hill Road, EX9 6EB
Proposal: Proposed single storey rear extension

24.023 Planning Inspectorate: Result of Appeal

Application No: 23/0180/FUL
Location: Little Knowle Court, 32 Little Knowle, EX9 6QS
Development: Construction of new two bedroom dwelling with garden room/store
Decision: The Appeal is dismissed

24.024 Any other Business at the Chairman's Discretion

No other business was raised.

There being no further business, the Meeting closed at 7.33pm.

.....
Chairman

.....
Date

Approved