

## **BUDLEIGH SALTERTON TOWN COUNCIL**

**MINUTES** of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 30 September 2024 at 7.07pm.

### **PRESENT**

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

**In Attendance:** Mrs J E Vanstone (Lead Town Clerk), Mrs A Gater-Wildgust (Town Clerk), District Cllr C Fitzgerald, District Cllr M Martin, District Cllr H L Riddell and eighteen members of the public

### **24.200 Public Speaking Time**

Several residents spoke about planning applications 24/1823/FUL and 24/1832/FUL:

- The first resident said he loved Budleigh Salterton and all residents were custodians of the town. Whilst he accepted change, changes must be right and comments should be made with head not heart. He added that a site notice had not been erected. The application stated that public transport was poor but the property was on a bus route. The property was a fine house with architectural merit but had been poorly altered over the years. He felt the Conservation Area must be maintained. He asked that the Town Council object to both applications.
- The second said the current house is 'Budleigh Salterton' and the proposal does not follow the style of houses along Marine Parade. He objected to the scale, material and impact on the street scene. The proposed building will be there for years and will have a negative impact on the surrounding area. He then warned of the possibility of second and third applications "sneaking" in if the first failed.
- The third was concerned there was no site notice and felt this did not bode well for other processes with this application. She was concerned that other applications might come through and wondered if the planning process was clear.
- The next resident had checked the notice online which stated the requirement for 21 days' notice – she had found out about the application via email and Facebook. She too felt it had not been properly advertised. The proposal to demolish the existing building was not in keeping the Conservation Area. She understood that the current building was in poor repair but felt the owner had an obligation to restore the house. The proposal would have a huge visual impact on the surrounding area. She added there was no regard to the disruption that the demolition would cause. She felt this was not the only option and the owner should be encouraged to look at other options. She had been following the meetings discussing the green wedge. Budleigh Salterton was the only town entirely within the AONB and that qualification is what protects the town; it was important that beauty and status was maintained. Without it, Budleigh Salterton would become an ordinary town.

The Chairman said that the town's Ward Members were aware about the lack of site notices and would report this to the relevant planning officers.

- The next resident advised that a former resident of the town had produced a set of folders on the loss of fine houses in the town; these were kept at the Fairlynch Museum. One of the defences in the application had stated “thermal efficiency” and he felt that if this rule was applied, nearly all houses in Budleigh Salterton would be lost; where would this stop? He did not want to live a town of little boxes and then quoted King Charles who had talked about seeing a carbuncle on a much loved friend and if this application were approved, there would be one on the seafront.
- The next resident concurred with everything that had been already said. He said no-one had mentioned the application for the self-build in the rear garden. The residents of Otterbourne Court in Coastguard Road were very concerned about the stability of the land and the disruption.
- The applicant then spoke. He explained that his parents had moved to the town in the early 1990s. The layout of the house was complex and sadly the house had not been well maintained in the few years before his parents had passed away. He said he was not a developer and intended on living in the property with his young son. He was upset by some of the language used by the objectors. He then addressed some of the concerns raised earlier in the Public Speaking section of the meeting. The new building would be lower than the existing house; the chimneys were unstable as was the wall adjacent to Marine Court. Nearly all the rooms in the current house were overlooked.

The Chairman confirmed the Town Council’s comments would be passed on to East Devon District Council.

Thirteen members of the public left the meeting.

#### **24.201 Apologies for Absence**

Apologies were received and accepted from Cllr S P Cook, Cllr M P Lewis, Cllr D Walsh and County Cllr C Channon.

#### **24.202 Declarations of Interests in Items on the Agenda**

No interests were declared.

#### **24.203 Minutes**

The Minutes of the Meeting of the Planning Committee held on 9 September 2024 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

#### **24.204 Planning Applications**

Application No: 24/1768/FUL  
 Location: 52 Granary Lane, EX9 6ES  
 Proposal: Single storey extension to the rear and Car Parking Space to the front  
 Letters Received: None at the time the observations were made  
 Observations: This Council supports the application which will go towards alleviating some of the parking problems in this road

Application No: 24/1776/FUL  
 Location: 19 Granary Lane, EX9 6ES  
 Proposal: Proposed two storey side extension  
 Letters Received: None at the time the observations were made  
 Observations: This Council supports the application

Application No: 24/1671/LBC  
Location: 3 Fore Street Hill, EX9 6NW  
Proposal: Installation of wall mounted blue plaque on front (south east) elevation  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

Application No: 24/1818/VAR  
Location: 9 West Hill Lane, EX9 6AA  
Proposal: Variation of condition 2 (approved plans) of planning permission 23/1398/FUL for the construction of a replacement dwelling  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

Application No: 24/1866/FUL  
Location: Flat B 58 East Budleigh Road, EX9 6EJ  
Proposal: Proposed external entrance staircase  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

Application No: 24/1823/FUL  
Location: 10 Marine Parade, EX9 6NS  
Proposal: Proposed self-build dwelling  
Letters Received: None at the time the observations were made  
The Clerk will arrange a meeting of the Site Inspection Sub-Committee – date and time to be agreed.

Application No: 24/1832/FUL  
Location: 10 Marine Parade, EX9 6NS  
Proposal: Replacement of existing single family dwelling and creation of 4 no. apartments  
Letters Received: None at the time the observations were made  
The Clerk will arrange a meeting of the Site Inspection Sub-Committee – date and time to be agreed.

Application No: 24/1707/FUL  
Location: 5 Fountain Hill, EX9 6BX  
Proposal: Demolition of garage block and outbuildings, construction of two storey extensions on the east and west elevations, single storey extension to the northern elevation and alterations to fenestration  
Letters Received: None at the time the observations were made  
Observations: This Council supports the application

#### **24.205 East Devon District Council: Planning Decisions – Approval**

Application No: 24/1606/TCA  
Location: 9 Little Knowle, EX9 6QS  
Proposal: T1: Red Oak – shorten back over garden and drive by 1-2m.  
T2: Lime – reduce by approximately 3m and reshape to leave a natural form leaving a height of approximately 20m and a radial spread of 5m.  
T3: Oak – prune and re-shape by 0.5-1m to leave a more compact form

Application No: 24/1492/VAR  
Location: 42 Honey Park Road, EX9 6EG  
Proposal: Variation of condition 2 of planning approval 23/2087/FUL (Demolition of existing garage and construction of single storey annex on west elevation; proposed new garage with loft store; ground floor rear single storey extension, extended first floor dormer; new render on external walls) with the inclusion of a rear balcony

Application No: 24/1493/FUL  
Location: 15 Clinton Close, EX9 6QD  
Proposal: Construction of a first floor side extension over existing garage. Change of materials to façade

Application No: 24/1643/TCA  
Location: Prospect House, 1 Upper West Terrace, EX9 6NZ  
Proposal: T1 + T2: Holm Oaks – cut back lateral branches growing towards property, to historic pruning points, carried out approximately 4 years ago, by up to 1.5m, maximum pruning cuts of no more than 75mm.

Application No: 24/1709/TCA  
Location: 9 Little Knowle, EX9 6QS  
Proposal: T1: Liquidambar – remove two lowest branches from protruding over 'Tenzing' on northern aspect.

**24.206 Any other Business at the Chairman's Discretion**

No other business was raised.

There being no further business, the Meeting closed at 7.52pm.

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Chairman

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Date