

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 14 October 2024 at 7.04pm.

PRESENT

Cllr C A Sismore-Hunt (Town Mayor)
Cllr J S Billington
Cllr S P Cook
Cllr C M Cunningham
Cllr R J Doorbar
Cllr S J Horn
Cllr M P Lewis
Cllr D Walsh
Cllr G Woodcraft

In Attendance: Mrs J E Vanstone (Lead Town Clerk), Mrs A Gater-Wildgust (Town Clerk), District Cllr C Fitzgerald, District Cllr H L Riddell and 22 members of the public

In the absence of the Chairman, the Town Mayor, Cllr C A Sismore-Hunt chaired the Meeting.

The Clerk and Cllr Sismore-Hunt reiterated the rules on public speaking and asked that attendees took account of them which would mean a more orderly meeting.

24.233 Public Speaking Time

Several residents spoke on applications 24/1823/FUL and 24/1832/FUL:

- The Vice Chairman of the Otter Valley Association said that the OVA strongly objected to both applications. He said the house, first occupied in the late 1800s, was part of the attractiveness and character of the seafront which comprised of a harmonious blend of styles. The Association felt the applications contravened the Budleigh Salterton Neighbourhood Plan, East Devon Local Plan and National Planning Policy Framework. The application for four apartments represented over-development without even taking into account the application for a self-build house. He then explained the Retrofirst Campaign and felt that this property was a prime opportunity for retrofit. He also advised that there was a history of landslides and instability in this area of the town which had previously been documented by Dr Anita Jennings. He added that a sinkhole was appearing on Marine Parade which was concerning. He concluded by asking the Committee not to support either application.
- A second resident said he had been living in the town for 16 years and had been a Trustee of Fairlynch. These applications sought to demolish a fine house and replace with a modern unit which would be at odds with the other houses on Marine Parade. The single house would spoil the view from Lyme Bay. He then quoted the East Devon District Council Planning officer and referred to the Budleigh Salterton Neighbourhood Plan which referenced several large detached houses which had been successfully restored. He felt the house could be restored – those living in older houses understood the need for maintenance, especially those on the seafront.
- A third resident said he was concerned that the bulk of the online conversation had been about the apartment building and not very much had been mentioned about the self-build house.
- The applicant commented on references to a survey which had been undertaken by a prospective purchaser of the house. He felt that this report should not have been published by the buyer and the report should not be made public.

24.234 Apologies for Absence

Apologies were received and accepted from Cllr A F Chaplin, Cllr D Walsh and Cllr W K Wood.

24.235 Declarations of Interests in Items on the Agenda

No interests were declared.

24.236 Minutes

The Minutes of the Meeting of the Planning Committee held on 30 September 2024 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

24.237 Planning Applications

Application No: 24/1823/FUL
Location: 10 Marine Parade, EX9 6NS
Proposal: Proposed self-built dwelling
Letters Received: One letter of objection was received when observations were made

Observations: This Council is unable to support the application for the following reasons:

1. The proposal does little to enhance or preserve the Conservation Area and East Devon National Landscape.
2. Over-development of the site.
3. The proposed dwelling will obstruct the public view of Lyme Bay from Madeira Walk.
4. There is no parking provision for the proposed dwelling.

In summary, the proposal contravenes Policies EN10 and Strategies 21 and 46 of the East Devon Local Plan and Policies H3, B1 and B2 of the Budleigh Salterton Neighbourhood Plan.

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: One letter of objection at the time the observations were made
Observations: This Council is unable to support the application for the following reasons:

1. The proposal does little to enhance or preserve the Conservation Area and East Devon National Landscape.
2. Over-development of the site.

In summary, the proposal contravenes Policies EN10 and Strategies 21 and 46 of the East Devon Local Plan and Policies H1, H2, H3, B1, B3 and NE5 of the Budleigh Salterton Neighbourhood Plan.

District Cllr C Fitzgerald, District Cllr H L Riddell and 18 members of the public left the meeting

Application No: 24/1971/FUL
Location: 51 Queens Road, EX9 6QJ
Proposal: Two storey extension on the North-West elevation
Letters Received: None at the time the observations were made
Observations: This Council supports the application which will create additional accommodation to this family home

Application No: 24/1986/FUL
Location: 58 East Budleigh Road, EX9 6EJ
Proposal: Proposed new first floor dwelling with garage to ground floor
Letters Received: None at the time the observations were made
Observations: This Council is unable to support the application; Members feel the proposal will be over-development of this small site and goes against guidance set out in Policy H3 of the Budleigh Salterton Neighbourhood Plan

Application No: 24/2010/FUL
Location: 32C Fore Street, EX9 6NH
Proposal: Proposed new door and window to enclose existing canopy
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 24/2039/FUL
Location: 18 Boucher Road, EX9 6JF
Proposal: Single storey extension to replace conservatory; new porch; two storey side extension and first floor extension
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 24/2030/FUL
Location: 25 Meadow Close, EX9 6JN
Proposal: Replacement of existing front porch
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 24/1895/FUL
Location: 1 Stoneborough Lane, EX9 6HL
Proposal: Construction of front porch and two storey rear extension
Letters Received: None at the time the observations were made
Observations: This Council supports the application

24.238 East Devon District Council: Planning Decisions – Approval

Application No: 24/1666/FUL
Location: Redcliff Court, Cliff Road, EX9 6JU
Proposal: Replacement of balcony balustrading to flat no.s 3, 4, 5, 6, 9, 10, 11 and 12

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

24.239 Any other Business at the Chairman's Discretion

No other business was raised.

There being no further business, the Meeting closed at 7.35pm.

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Chairman

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Date