

## **BUDLEIGH SALTERTON TOWN COUNCIL**

**MINUTES** of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 11 November 2024 at 7.00pm.

### **PRESENT**

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

**In attendance:** Mrs A Gater-Wildgust (Town Clerk), Mrs J E Vanstone (Lead Town Clerk) and seven members of the public

The Chairman reiterated the rules on public speaking and stated that Agenda item 7 was for noting only. No discussion about Agenda item 7 would be entered into.

### **24.277 Public Speaking Time**

No members of the public spoke.

### **24.278 Apologies for Absence**

Apologies were received and accepted from Cllr A F Chaplin, Cllr C M Cunningham, Cllr M P Lewis, Cllr W K Wood.

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

Cllr R J Doorbar referred to Application No: 24/2043/FUL. He is a resident of Swains Road and was aware of the property and knew the applicant socially. Cllr S Horn confirmed that this was not a conflict. The meeting proceeded.

### **24.280 Minutes**

The Minutes of the Meeting of the Planning Committee held on 28 October 2024 had been circulated prior to the meeting. It was unanimously agreed that they be signed as a true record.

### **24.281 Planning Applications – Amended Plans**

Application No: 24/1635/FUL  
Location: Longboat Café, Marine Parade, EX9 6NS  
Proposal: Proposed extension (redesign of planning consent 24/0594/FUL with kitchen extractor flue and change of external materials on original building to white painted natural timber cladding. Construction of WC (partially retrospective).  
Amendment: Amended plans and details including redesign of extension with kitchen extractor flue and flue specifications  
Letters Received: None at the time the observations were made  
Observations: This council supports the application, acknowledging its potential benefits. However, members would like to note the following: There were concerns about the provision of customer toilet facilities at the site. It is important to ensure that adequate and accessible amenities are provided for visitors. While the chimney design appears to include a diffuser there is concern that fumes from the flue could potentially affect pedestrians on the path directly above the site. We would expect East Devon District Council (EDDC) to ensure that any emissions from the flue are properly managed to prevent any impact on public health or safety.

## 24.282 Planning Applications

Application No: 24/2113/FUL  
Location: 4 East Budleigh Road, EX9 6H  
Proposal: Demolition of existing house and outbuildings;  
construction of three new sheltered accommodation  
residential units (Almshouses)  
Letters Received: None at the time the observations were made  
Observations: This council supports the application. Members noted that a  
letter had been received by EDDC from a resident, expressing  
concern regarding the positioning of the walkway in relation to  
her property and the possibility of their property being  
overlooked.

Application No: 24/2092/FUL  
Location: 7 Northview Road, EX9 6BZ  
Proposal: Alterations and extensions to the existing property to include a  
single storey extension (to the west) with terrace over; a two-  
storey extension (to the north); a two-storey extension (to the  
south); and the replacement of the pitched garage roof with a  
flat roof  
Letters Received: None at the time the observations were made. Cllr Horn noted  
there was one letter of objection on the EDDC website  
Observations: This council supports the application. However, members are  
concerned about the following:  
Access to Jubilee Fields: Members are seeking assurance that  
pedestrian access to Jubilee Fields will be maintained  
throughout the development process. Additionally, there is  
concern about continued access for maintenance vehicles that  
regularly attend the site. It is important to confirm that both  
pedestrian and maintenance vehicle access will be safely and  
adequately provided for.  
Trees: There is significant concern regarding the trees located  
at and adjacent to the site, some of which are mature and of  
considerable importance. Members request confirmation that  
these trees will be properly protected and preserved throughout  
the construction process and beyond. Adequate measures  
should be in place to prevent any damage to the trees both  
during and after the build.

Application No: 24/2167/FUL  
Location: Lyonesse, 12 Fore Street Hill, EX9 6PE  
Proposal: New replacement single storey side extension and new balcony  
terrace with alterations to fenestration  
Letters Received: None at the time the observations were made  
Observations: This council supports the application. Members expressed  
concern regarding properties below this property, located on  
Marine Parade, which may be overlooked as a result of this  
development.

Application No: 24/2120/FUL  
Location: 7 Victoria Place, EX9 6JP  
Proposal: Proposed single storey rear extension  
Letters Received: None at the time the observations were made  
Observations: This council supports the application

Application No: 24/2269/FUL  
Location: 84 Granary Lane, EX9 6ER  
Proposal: Proposed front porch  
Letters Received: None at the time the observations were made  
Observations: This council supports the application.

Application No: 24/2043/FUL  
Location: 19 Swains Road, EX9 6HU  
Proposal: Single storey rear extension, two storey side extension, roof extension, alterations to fenestration, addition of Solar PV and alterations to car parking to front of house  
Letters Received: None at the time the observations were made  
Observations: This council supports the application. Members noted that this is a very large development.

**24.283 East Devon District Council: Planning Decisions – Approval**

Application No: 24/1818/VAR  
Location: 9 West Hill, EX9 6AA  
Proposal: Variation of condition 2 (approved plans) of planning permission 23/1398/FUL for the construction of a replacement dwelling

Application No: 24/2008/TRE  
Location: The Lodge House, 7 West Hill Lane, EX9 6AA  
Proposal: G1, Scots Pine: dismantle central Pine of group to fence height; remove major hazardous deadwood on all Pines and deadwood from the central pine tree. T2, Sycamore: remove two eastern-most limbs growing towards property; maximum diameter of cuts 70mm.

Application No: 24/2085/FUL  
Location: 12 Elmside, EX9 6RP  
Proposal: Proposed rear single storey extension

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

No other business was raised

There being no further business, the Meeting closed at 7.27pm.

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Chairman

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Date