

## BUDLEIGH SALTERTON TOWN COUNCIL

**MINUTES** of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 13 January 2025 at 7.00pm.

### PRESENT

Cllr S J Horn (Chairperson)  
Cllr J S Billington  
Cllr S P Cook  
Cllr R J Doorbar  
Cllr M P Lewis  
Cllr D Walsh  
Cllr G Woodcraft

**In Attendance:** Mrs A Gater-Wildgust (Town Clerk) and Mrs J E Vanstone (Responsible Financial Officer)

### 24.373 Public Speaking Time

No members of the public spoke.

### 24.374 Apologies for Absence

Apologies were received and accepted from Cllr C A Sismore-Hunt (Town Mayor), Cllr A F Chaplin, Cllr C M Cunningham and Cllr W K Wood.

### 24.375 Declarations of Interests in Items on the Agenda

No interests were declared.

### 24.376 Minutes

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

### 24.377 East Devon District Council: Planning Applications

Application No: [24/2534/FUL](#)

Location: 5 Swains Road, EX9 6HZ

Proposal: Removal of conservatory and garage to be replaced with single storey rear extension with roof terrace accessed by external stairs and single storey side extension with roof lights on the northern elevation

Letters Received: None at the time the agenda was prepared.

Observations: This council is unable to support the application due to concerns over the potential reduction in privacy for neighbouring properties caused by the proposed roof terrace. Additionally, concerns were raised regarding the potential installation of fencing to address these privacy issues, and the ongoing visual impact this could have on the surrounding area.

Application No: [24/2568/FUL](#)

Location: 5 Coastguard Road, EX9 6NU

Proposal: New car port and bike store

Letters Received: None at the time the agenda was prepared.

Observations: This council supports the application. Members request that the use of the building be formally restricted, in writing, to its proposed purposes as a car port and bike store.

Application No: [24/2607/FUL](#)  
Location: The Coach House, Park Lane, EX9 6QT  
Proposal: Proposed detached garage and parking area  
Letters Received: None at the time the agenda was prepared.  
Observations: This council is unable to support the application due to concerns regarding the impact of the development on the site's overall appearance and the potential alteration of its character, particularly in relation to the site's position relative to the main house and its curtilage.  
Additionally, members have raised concerns about the removal of trees (T3 and T4), which may be unnecessary and could negatively affect the local environment.  
There are also concerns regarding the clarity of the submitted plans, particularly with respect to the direction of the gradient shown on the plans versus the actual gradient on site.

Application No: [24/2624/FUL](#)  
Location: The White House, 3 Northview Road, EX9 6BY  
Proposal: Extension and enlargement  
Letters Received: None at the time the agenda was prepared.  
Observations: This council supports the application.

Application No: [24/2654/FUL](#)  
Location: The Coach House, Park Lane, EX9 6QT  
Proposal: Conversion of existing flat roof into a roof terrace  
Letters Received: None at the time the agenda was prepared.  
Observations: This council supports the application.

Application No: [24/2485/FUL](#)  
Location: 12 Copp Hill Lane, EX9 6DU  
Proposal: Proposed extensions on south and east elevations, and loft conversion with rooflights  
Letters Received: None at the time the agenda was prepared.  
Observations: This council supports the application.

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

Application No: 24/2278/TRE (*Split decision*)  
Location: 2 Mansfield Terrace, EX9 6EN  
Proposal: T1, Oak: Crown reduction of the tree's western aspect, to provide up to 2 metres clearance from the fabric of the adjacent dwelling. Crown reduction of the trees upper western aspect to form a flowing line, back into the remaining tree crown

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)

Application No: 24/1776/FUL  
Location: 19 Granary Lane, EX9 6ES  
Proposal: Proposed two storey side extension  
Application No: 24/1671/LBC  
Location: 3 Fore Street, EX9 6NW  
Proposal: Installation of wall mounted blue plaque on front (south east) elevation

Application No: 24/1866/FUL  
Location: Flat B 58 East Budleigh Road, EX9 6EJ  
Proposal: Proposed external entrance staircase

Application No: 24/1971/FUL  
Location: 51 Queens Road, EX9 6QJ  
Proposal: Two storey extension on the North West elevation

Application No: 24/1845/FUL  
Location: 47A High Street, EX9 6LE  
Proposal: Proposal to renew rear pitched roof with Spanish Slate

Application No: 24/2120/FUL  
Location: 7 Victoria Place, EX9 6JP  
Proposal: Proposed single storey rear extension

Application No: 24/2323/TCA  
Location: 1 West Hill, EX9 6AA  
Proposal: Beech: crown reduction by less than 2m to the north, east and west aspects and by 3m to the east aspect

Application No: 24/2509/TCA  
Location: 3 Station Road, EX9 6RJ  
Proposal: T6, Birch: fell

#### **24.379 East Devon District Council: Planning Decisions – Refusal**

Application No: 24/2278/TRE (Split decision)  
Location: 2 Mansfield Terrace, EX9 6EN  
Proposal: T1, Oak: prune away from roof to clear 2m. Shorten back upper canopy by 2m to a suitable second order branch over roof and road

Application No: 24/2113/FUL  
Location: 4 East Budleigh Road  
Proposal: Demolition of existing house and outbuildings; construction of three new sheltered accommodation residential units (Almshouses)

#### **24.380 East Devon District Council: Confirmation of Tree Preservation Order**

TPO No: 24/0055/TPO  
Location: Land at Shandford, 31 Station Road

#### **24.381 Correspondence Received**

- Notification of Planning Appeal Hearing date: Lily Farm Vineyard, EX9 7AH – 5 February 2025

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

No other business was raised.

There being no further business, the Meeting closed at 7.31pm

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Chairperson

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Date

Approved