

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), Mrs J E Vanstone.

25.373 Public Speaking Time

No members of the public spoke.

25.374 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.

25.375 Declarations of Interests in Items on the Agenda

No interests were declared.

25.376 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.

25.377 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.

25.378 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

25.379 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)

25.380 East Devon District Council: Confirmation of Tree Preservation Order

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

25.381 Correspondence Received

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

25.382 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