

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 27 January 2025 at 7.00pm.

PRESENT

Cllr S J Horn (Chairperson)
Cllr C A Sismore-Hunt (Town Mayor)
Cllr J S Billington
Cllr S P Cook
Cllr M P Lewis
Cllr D Walsh
Cllr K Wood
Cllr G Woodcraft

In Attendance: Mrs A Gater-Wildgust (Town Clerk), Mrs J E Vanstone (Responsible Financial Officer) and 12 members of the public

24.385 Public Speaking Time

A member of the public raised concern regarding the proposed development site adjacent to the B3179. The site is referred to as EXMO2 by East Devon District Council (EDDC). It had recently come to the attention of the speaker and others that this 210-acre site is now being proposed to have an entrance onto the B3179, instead of Dinan Way, which had previously been considered. The speaker expressed concern about the impact a development of this size would have on Budleigh, its residents, infrastructure, and the surrounding natural landscape.

A member of the public raised further concerns regarding EXMO20 including the development's proximity to Budleigh (approximately 1.9 miles away), the anticipated increase in traffic, the added pressure on local services, and the site's proximity to the Pebblebed Heaths.

The speaker urged Town Councillors to closely examine this issue and advocate for the town's best interests. Councillors were asked to actively participate in local forums, raise questions, and contribute to the forthcoming Rate 19 consultation to apply pressure on the EDDC's Strategic Planning Committee.

24.386 Apologies for Absence

Apologies were received and accepted from Cllr A F Chaplin and Cllr R J Doorbar.

24.387 Declarations of Interests in Items on the Agenda

No interests were declared.

24.388 Minutes

The Minutes of the Meeting of the Planning Committee held on 13 January 2025 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

24.389 East Devon District Council: Planning Applications

Application No: 24/2661/FUL
Location: 10 Marine Parade, EX9 6NS
Proposal: Terraced landscaping to rear garden
Letters Received: None at the time the observations were made
Observations: This council supports the application.
However, members expressed a concern regarding the access to the site during any development works. Additionally, a concern regarding the ratio of hard landscaping to green landscaping was raised due to the possible impact of any subsequent water run off.

Application No: 24/2680/FUL
Location: 10 Marine Parade, EX9 6NS
Proposal: Single storey rear extensions and new 2nd floor extension with rooflights
Letters Received: None at the time the observations were made
Observations: This council is neutral regarding this application.
Members would like it noted that there was widespread difficulty in understanding the submitted architect plans for this development. Members would like this development to support the Budleigh Salterton Neighbourhood Plan Point 5.4: to provide sensitively designed infill development and extensions, reflecting the character of the town.

Application No: 24/2577/FUL
Location: 51 High Street, EX9 6LG
Proposal: Proposed part Change of Use of existing ground, first & second floor commercial offices (Use Class E) to 3No. dwellings (Use Class C3). Remaining ground floor space to be retained as a commercial unit (Use Class E). New dormer on rear elevation, and replacement windows
Letters Received: None at the time the observations were made
Observations: The council supports the application, as this development aligns with Policy H1 of the Budleigh Salterton Neighbourhood Plan, which aims to meet local housing needs. However, concerns were raised about the limited parking available in the surrounding area, and the potential strain this development could place on an already stretched resource. While councillors expressed regret at the loss of another commercial premises from the High Street, they acknowledged that the proposal represents a positive step in addressing the area's pressing need for housing.

Application No: 24/2229/FUL
Location: 12 Sherbrook Hill, EX9 6DA
Proposal: Proposed Loft Extension
Letters Received: None at the time the observations were made
Observations: This council supports the application.

Application No: 25/0001/FUL
Location: 4 Knowle Hill, EX9 7AL
Proposal: Replacement single storey rear extension, enlarged front porch and first floor side extension
Letters Received: None at the time the observations were made
Observations: This council supports the application.

Application No: 25/0056/FUL
Location: 52 East Budleigh Road, EX9 6EJ
Proposal: Erection of greenhouse in front garden
Letters Received: None at the time the observations were made
Observations: This council supports the application.
However, members would like it noted that the length of the proposed greenhouse was not clearly outlined on the plans. The only indication was a hand-drawn arrow pointing to the phrase '4 panels,' which appears to suggest the length. Members would appreciate assurance that this accurately reflects the intended size of the greenhouse.

24.390 East Devon District Council: Planning Decisions – Approval

Application No: 24/2380/TRE (*Split decision*)
Location: Elvestone, Fore Street Hill, EX9 6HD
Proposal: T8, Holm Oak: Remove dead stem
T10, Holm Oak: Re-pollard at approximately 7m above ground level
T16, Holm Oak: Fell
T17, Sweet Chestnut: Remove the single largest vertical stem back to the main bole, diameter of cut approximately 200mm. Remove the single largest stem growing to the north back to main bole, diameter of cut approximately 150mm
T33, Sycamore: Remove major deadwood

Application No: 24/1895/FUL
Location: 1 Stoneborough Lane, EX9 6HL
Proposal: Construction of front porch and two storey rear extension

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

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

Application No: 24/2562/TCA
Location: 9 Little Knowle, EX9 6QS
Proposal: T1: Liquidambar – fell

24.391 East Devon District Council: Planning Decisions – Refusal

Application No: 24/2380/TRE (*Split decision*)
Location: Elvestone, Fore Street Hill, EX9 6HD
Proposal: T10, Holm Oak: Re-pollard to old pollard points T17, Sweet Chestnut: Remove the three largest stems back to main bole, diameter of cuts approximately 200mm; reduce remaining tree by approximately 2m spread and height, maximum diameter of cuts 75mm
T18, Sycamore: fell and replant
T28, Holly: reshape following pollarding of T30, maximum diameter of cuts 50mm
T30, Holm Oak: Re-pollard to 4m above ground

24.392 Any other Business at the Chairman's Discretion

No other business was raised

There being no further business, the Meeting closed at 7.30 pm.

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Chairman

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Date

DRAFT