

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 10 February 2025 at 7.00pm

PRESENT

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

In Attendance: Mrs A Gater-Wildgust (Town Clerk), and four members of the public.

24.422 Public Speaking Time (15 minutes maximum)

John Rudge, Senior Planning Manager, Wain Homes shared the efforts made by Wain Homes to engage with East Devon District Council (EDDC) through pre-application discussions and the strategic committee process to secure land allocation. Mr Rudge said that extensive work was carried out by independent landscaping experts to ensure the development at Barn Lane fitted well with the local landscape. A number of technical documents, particularly related to highways, landscape, and ecology, had been submitted to support the development.

A resident, whose property is directly behind the proposed development, raised several concerns. The primary issues were the potential impact of pollution and noise, as well as the effect of the development on the environment, particularly wildlife. The resident specifically questioned the wildlife surveys, pointing out that the results seemed limited in scope. It was noted that the surveys mentioned "the odd bat" instead of offering a broader ecological analysis. Additional concerns were raised about the road infrastructure, particularly Barn Lane which is not designed to accommodate the anticipated increase in traffic. The B3178 also has a national speed limit. While acknowledging efforts to mitigate the visual impact, the resident emphasised that the area is part of an Area of Outstanding Natural Beauty (AONB) (now known as The National Landscape or NL) and serves as a key gateway into Budleigh Salterton. They also provided historical context, noting that development was proposed for this land 10 years ago and that it is classified as Grade 1 agricultural land.

24.423 Apologies for Absence

Apologies were received and accepted from Cllr A F Chaplin, Cllr R J Doorbar and Cllr W K Wood.

24.424 Declarations of Interests in Items on the Agenda

- Cllr Billington declared a personal interest in Min 24.427 (25/0163/FUL) – She knows the applicant.

24.425 Minutes

The Minutes of the Meeting of the Planning Committee held on 27 January 2025 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

24.426 East Devon District Council: Planning Applications – Amended Plans

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 and single storey side extension with roof lights on the northern elevation
Letters Received: None at the time the observations were made
Observations: This council supports the application

24.427 East Devon District Council: Planning Applications

Application No: 25/0122/FUL
Location: 4 East Budleigh Road, EX9 6HF
Proposal: Demolition of existing disused house & outbuildings. Construction of 3no. new one-bedroom flats (Almshouses)
Letters Received: None at the time the observations were made
Observations: This council supports the application and notes that this plan supports Strategic Policy HN01 of the Emerging Local Plan

Application No: 25/0121/FUL
Location: 35 Greenway Gardens, EX9 6SW
Proposal: Proposed single storey side extension
Letters Received: None at the time the observations were made
Observations: This council supports the application

Application No: 25/0086/MFUL
Location: Land to the West of Barn Lane
Proposal: Construction of 35 dwellings (including open market and affordable), access and associated landscaping, open space and SUDS drainage
Letters Received: None at the time the observations were made
Observations: This council does not support the application as it was felt that there was insufficient clarity on a range of areas, at the present time.

Members recognise the urgent need for affordable housing in the local area and do welcome some aspects of the plan including the attention given to drainage considerations and the proposed development of an Orchard Area. However, these are far outweighed by the concerns generated by this proposed development and its lack of connection to the Budleigh Salterton Neighbourhood Plan, The East Devon Local Plan, The East Devon Emerging Local Plan and the National Planning Policy Framework. These concerns are outlined as follows:

Access to Town / Pedestrian Safety: This site has been allocated for development under Strategic Policy SD08 of the East Devon Emerging Local Plan which states that 'Site development will need to come forward with provision of safe footpath access to the Budleigh primary school'. Members did not see evidence of this in the application and were concerned that this development does not include a viable, safe route for residents to walk into the town.

The developer provides details of the town and its services in section 2.0 of their Design Statement, outlining the distances from the development to various amenities. However, there has been no provision made for safe pedestrian access to the town.

Furthermore, the development inaccurately claims in point 3.12 of the Design Statement that "the adjacent Evans Field development has delivered a new footway connection from their entrance to the previous footway end to the west of their site." This statement is repeated in point 4.3. In reality, it is widely known in the locality, by EDDC and Devon County Council that there is no footpath from Evans Fields to the town, and the claim made in the Design Statement is misleading.

Section 5.0 of the Design Statement refers to an "opportunity" to provide pedestrian access to the west of the development. While members welcome the idea of improving pedestrian access, they would like to see tangible plans and a clear commitment to implement safe and accessible routes. A firm proposal with a set timeline and design details is necessary to ensure that pedestrian safety is prioritised. The development of a safer route to access local transport would also support the NPPF - Point 9, Paragraphs 109 a & e and 111 d, regarding the promotion of sustainable transport withing planning development proposals:

109(a) making transport considerations an important part of early engagement with local communities.

109(e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and

111(d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);

Level of Affordable Housing: In accordance with Policy H1 of the Budleigh Salterton Neighbourhood Plan, Strategy 21 of the Local Plan, and Strategic Policy HN01 of the Emerging Local Plan, it is essential that this development adheres to the commitment to provide affordable homes. Members seek firm assurances that the number of affordable homes set to be built under the plan, 12, will be maintained and will not be subject to revision or reduction.

Further, Strategy 34 of the ED Local Plan determines that 50% of new development in Budleigh Salterton will be affordable. This plan does not meet this criterion. BSTC note the comments of the Housing Strategy / Enabling officer that the Developer must make up this shortfall with a 15.8% financial contribution towards affordable housing, locally.

National Landscape: Members request assurance that this development will fully comply with Strategy 21 of the Local Plan and Strategic Policy OL02 of the Emerging Local Plan. This policy specifically highlights that Budleigh Salterton, being entirely located within the National Landscape, is to be afforded

the highest level of protection. Furthermore, the policy extends to any development outside the National Landscape but affecting its setting or appearance, permitting such development only where it avoids harm and contributes to the protection, conservation, and enhancement of the special qualities, character, and natural beauty of the National Landscape.

Members seek confirmation that the proposed development will adhere to these policies and ensure no adverse impacts on the integrity of the National Landscape or its distinctive features. This is underpinned by the response EDDC has already received from Natural England, their guidance being that this site has the potential 'to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs), and that further information is needed'.

Protected Landscapes: Members request that EDDC ensures they actively seek to further the statutory purposes of Protected Landscapes, as outlined within Strategic Policy OL02 of the Emerging Local Plan. This policy explicitly requires that these purposes are recognised and fully considered in the decision-making process, as well as in any activities that may impact these areas. Members would like to ensure that the development respects and aligns with the objectives of protecting and enhancing the special qualities of Protected Landscapes, consistent with the policy's aims.

Legacy of Evans Field: There are significant ongoing concerns regarding the neighbouring development, known locally as Evans Field. This development remains unfinished and continues to cause considerable hardship for residents. While members acknowledged that this issue is not the responsibility of the developer, the proposed development has highlighted broader issues, particularly the unfinished state of the neighbouring site and the extremely poor and unsafe access to this location.

Members seek to understand what steps EDDC can take to ensure the completion of the Evans Field development and as a minimum, to secure safe access for residents, particularly in relation to access to schools and local amenities. Ensuring that these concerns are addressed should be a priority for the overall development strategy in the area.

CIL Concerns: Allocation of Funds for Local Infrastructure
Members have expressed concern regarding the potential for Community Infrastructure Levy (CIL) funds to be directed outside the locality, which could undermine efforts to address local infrastructure needs and support the community. This concern is particularly relevant considering the letter from the Royal Devon and Exeter NHS Foundation Trust (RD&E), as a consultee, which highlights this issue.

Members would appreciate clarification on how these funds will be managed and whether they will remain within the locality to directly benefit the area. It is important to note that this development is primarily intended to address the housing shortage within Budleigh Salterton and East Devon. Given this, any CIL funds generated from the development should be

expected to be spent locally, supporting the town's resources, amenities, and infrastructure.

Members have additional concerns regarding the speed limit on the B3178 at this point, which is currently set at the National Speed Limit. Given the proximity of the development, BSTC would like to see the speed limit reduced to a maximum of 30 mph to improve safety for pedestrians and residents in the area.

Furthermore, it was noted that the access to the proposed development appears significantly narrower in comparison to the access for the neighbouring development. Members requested that the access be reviewed and improved to ensure adequate space for both vehicles and pedestrians, as well as to ensure that it meets safety and accessibility standards.

Application No: 25/0163/FUL
Location: 27 Copp Hill Lane, EX9 6DX
Proposal: Removal of existing porch and replacement with larger porch and new 2 bay car port
Letters Received: None at the time the observations were made
Observations: This council supports the application.

24.428 East Devon District Council: Planning Decisions – Approval

Application No: 24/2449/TRE (*Split Decision*)
Location: 3 Station Road, EX9 6RJ
Proposal: T2 – Scots pine: Crown reduce south aspect, over neighbour garden by up to 2m. Pruning cuts shall not exceed 75mm in diameter.
T3 – Scots pine: Crown reduce south aspect, over neighbouring garden by up to 1m. Pruning cuts shall not exceed 40mm in diameter.
T4 & T5 – Scots pines: Crown reduce south aspect, over neighbour garden by between 1-2m. Pruning cuts shall not exceed 50mm in diameter.

Application No: 24/2568/FUL
Location: 5 Coastguard Road, EX9 6NU
Proposal: New car port and bike store

Application No: 24/2624/FUL
Location: The White House, 3 Northview Road, EX9 6BY
Proposal: Extension and enlargement

24.429 East Devon District Council: Planning Decisions – Refusal

Application No: 24/2449/TRE (*Split Decision*)
Location: 3 Station Road, EX9 6RJ
Proposal: T2, T3, T4, T5, Scots Pine: crown height and spread reduction by approx. 2m.

24.430 East Devon District Council: Confirmation of Tree Preservation Order

TPO No: 25/0009/TPO
Location: Land at Rosehill, 30 West Hill

24.431 Any other Business at the Chair’s Discretion

Cllr Horn shared notes from his visit to the EDDC Strategic Planning Meeting on Tue 4.2.25. He attended to present a statement from BSTC regarding the development known at Exmo20 and to request that BSTC be included in any future consultation.

The Clerk noted that the launch of Regulation 19 consultation on the Emerging Local Plan was imminent. Further, that consideration needed to be given to the development of a working party to fully engage with the consultation process. Details on how to engage with this are pending.

There being no further business, the Meeting closed at 7.49pm.

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Chair

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Date

Approved