

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee which was held in the Council Offices, Station Road, Budleigh Salterton on Monday 28 April 2025.

The meeting commenced at 7.00pm.

PRESENT

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

In Attendance: Mrs A Gater-Wildgust (Town Clerk), District Cllr C Fitzgerald, District Cllr M Martin, District Cllr H Riddell, and three members of the public

24.549 Public Speaking Time

No members of the public wished to speak.

24.550 Apologies for Absence

Apologies were received and accepted from Cllr A F Chaplin

24.551 Declarations of Interests in Items on the Agenda

No interests were declared.

24.552 Minutes

The Minutes of the Meeting of the Planning Committee held on 14 April 2025 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

24.553 Planning Applications

Application No: 25/0790/FUL
Location: Flat B, 58 East Budleigh Road, EX9 6EJ
Proposal: Proposed home spa and garden room with sun deck
Letters Received: None at the time observations were made
Observations: This Council does not support this application. This proposal represents a reconfiguration of a previously refused application (REF: 24/1986/FUL) and must be considered in the context of the site's planning history and ongoing concerns.
Overdevelopment and Cumulative Impact: There is a longstanding pattern of development on this site that has repeatedly exceeded the scope of previous approvals. What was originally a single dwelling has already been subdivided into two flats, and the garage has been converted into a holiday let. This has resulted in incremental overdevelopment which is inappropriate within the character of the residential area. The cumulative effect has led to an intensification of use far beyond that expected for a single residential plot. Refer to applications No: 24/0812/FUL and No. 24/1866/FUL 17/2026/FUL that have been approved previously.

Change of Use – Unacknowledged Commercial Operation: There is significant concern that a property on this site is operating as a commercial holiday let enterprise without appropriate acknowledgement or planning permission for such a change of use. If this is the case, it raises further issues regarding compliance and transparency. Councillors note that this appears to be a commercial operation in a residential area, which is inconsistent with local planning policy and has not been properly declared or assessed.

Residential Amenity – Noise, Privacy, and Intrusion: Numerous comments, including from neighbouring residents, express concern about loss of privacy, noise (especially during late evenings), and general disturbance inconsistent with residential use. The proposed use, whether explicitly stated or not, is likely to exacerbate these issues. The development is considered highly intrusive to adjacent properties and raises valid concerns about overlooking and overbearing impact.

Trees, Ecology, and Site Character: The site is home to mature trees and ecological features that may be at risk from continued development. These should be properly assessed and protected. There is also concern about the marking and usage of the driveway and curtilage area, which may not correspond accurately to the approved plans or lawful boundaries.

Concerns Regarding Planning Transparency and Misrepresentation: There is a history of discrepancies and lack of clarity in plans associated with this site. The current submission again lacks clarity and raises concerns that the development may not reflect what is ultimately delivered. Given the site's planning history, this undermines public trust and the authority's ability to enforce planning conditions.

Conclusion: Budleigh Salterton Town Council strongly urges the Local Planning Authority to review the planning history in full, consider the cumulative and commercial impact, and address the material concerns raised:

- Overdevelopment
- Loss of residential amenity (noise, privacy, overbearing)
- Inappropriate commercial use
- Trees and ecology
- Lack of clarity and transparency in planning documents.

Application No: 25/0861/FUL
Location: Possil House, 12A Marine Parade, EX9 6NS
Proposal: East Porch: Demolish existing PVCu porch; replace with new loadbearing masonry porch with natural slate covered roof.
West Porch: Replace translucent polycarbonate panel mono-pitch roof with timber framed roof covered in natural slates
Letters Received: None at the time observations were made
Observations: This council support the application

24.554 East Devon District Council: Planning Decisions – Approval

Application No: 25/0560/TCA
Location: 10 East Terrace, EX9 6PG
Proposal: T1, Holly: remove arching thinning branch to improve light into main crown. T2, Bay: reduce side growth by 1-2m and reduce height to encourage new growth and a more compact form

Application No: 25/0561/TCA
Location: 3 Station Road, EX9 6RJ
Proposal: T1, Yew: reduce by approximately 1.5m to live area to promote new growth. T2, Bay: reduce by 1-2m to leave a more compact form

Application No: 25/0531/FUL
Location: 9 Swains Road, EX9 6HT
Proposal: Garage conversion with alterations to associated doors and windows on the front and rear elevations

Application No: 25/0616/FUL
Location: 10 Stoneborough Lane, EX9 6HL
Proposal: Proposed two storey side extension, single storey rear extension, new doors and external landscaping

24.555 East Devon District Council: Notification of Planning Appeal

Appeal Ref: APP/U1105/W/25/3363078
Location: 10 Marine Parade, EX9 6NS
Proposal: Replacement of existing single family dwelling and creation of 4 no. apartments

Appeal Ref: APP/U1105/W/25/3363293
Location: 10 Marine Parade, EX9 6NS
Proposal: Terraced landscaping to rear garden

Appeal Ref: APP/U1105/W/25/3363776
Location: 10 Marine Parade, EX9 6NS
Proposal: Single storey rear extensions and new 2nd floor extension with conservation rooflights and second storey side windows (with translucent glazing)

Appeal Ref: APP/U1105/W/25/3363777
Location: 10 Marine Parade, EX9 6NS
Proposal: Proposed self-build dwelling

24.556 Any other Business at the Chairman’s Discretion

No other business was raised.

There being no further business, the Meeting closed at 7.18pm

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Chair

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Date