

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 14 April 2025 at 7.00pm.

PRESENT

Cllr S J Horn – Chair
Cllr J S Billington
Cllr A F Chaplin
Cllr R J Doorbar
Cllr S Cook
Cllr M P Lewis
Cllr P Manfield
Cllr D Walsh
Cllr G Woodcraft

In attendance: Mrs A Gater-Wildgust (Town Clerk) and one member of the public.

24.497 Public Speaking Time

No member of the public wished to speak.

24.498 Apologies for Absence

Apologies were received and accepted from Cllr C Sismore-Hunt (Town Mayor) and District Cllr C Fitzgerald.

24.499 Declarations of Interests in Items on the Agenda

- Cllr Walsh declared a personal interest in Min 24.501 (25/0766/FUL). He owns the adjoining property.
- Cllr Horn declared a personal interest in Min 24.501 (25/0616/FUL). He knows the applicant.

24.500 Minutes

Minutes of the Meeting of the Planning Committee held on 24 March 2025 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record

24.501 Planning Applications

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
Letters Received:	None at the time the observations were made
Observations:	This council supports the application.
Application No:	25/0698/FUL
Location:	22 Fore Street, EX9 6NH
Proposal:	Construction of front porch and alterations to existing dwelling to include installation of rooflights & pv panels
Letters Received:	None at the time the observations were made
Observations:	This council supports the application
Application No:	25/0766/FUL
Location:	3 Station Road, EX9 6RJ
Proposal:	Construction of carport
Letters Received:	None at the time the observations were made
Observations:	This council supports the application

Application No: 25/0568/FUL
 Location: Otter View, 70 East Budleigh Road, EX9 6EW
 Proposal: Construction of glass conservatory on the East elevation
 Letters Received: None at the time the observations were made
 Observations: This council supports the application.
 It was noted that the proposed development represents a substantial increase in size relative to the existing dwelling. However, the property is located within a large plot, and it is considered that the scale of the proposal does not appear to interfere with neighbouring properties or impact the wider setting. A query was raised regarding the increase in the building's footprint by over 50%, and whether the local planning authority monitors or restricts such increases under current policy. Clarification is therefore sought from East Devon District Council regarding the relevant planning regulations for developments of this nature specifically, whether the addition of a large conservatory is subject to particular thresholds or criteria, and how such applications are assessed in relation to footprint increases.

Application No: 25/0665/FUL
 Location: Woodpeckers, 15 Northview Road, EX9 6BZ
 Proposal: Two storey side extension to replace existing single storey side extension
 Letters Received: None at the time the observations were made
 Observations: This council supports the application.
 The following observations have been made by BSTC: The proposed development constitutes a significant increase in scale relative to the original dwelling. However, it is acknowledged that the property occupies a generously sized plot, and the extension does not appear to result in any undue impact on neighbouring amenities. A technical query was raised regarding the extent of the proposed footprint increase. Members have been unable to determine the exact increase and rely on EDDC to ensure that this does not exceed permitted allowances. Further, clarification is sought on the permitted minimum distance between a property and its boundary.

Application No: 25/0763/FUL
 Location: 14 Marine Parade, EX9 6NS
 Proposal: Change of roof material from double Roman tiles to Spanish slate
 Letters Received: None at the time the observations were made
 Observations: This council supports the application

Application No: 25/0670/FUL
 Location: 9 Coastguard Road, EX9 6NU
 Proposal: Construction of single storey extensions and detached garden shed
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application.
 The following observations were made:
 The scale of the proposed development is noted to be substantial, though the existing property is of a fair size. Clarification is requested as to whether the proposal falls within the permitted increase in size under current planning policy. It was also observed that the development appears to be

positioned close to the boundary, which may warrant further consideration. Concerns were raised regarding the design and its alignment with the character and traditional style of the existing dwelling.

Application No: 25/0654/FUL
Location: 62 East Budleigh Road, EX9 6EW
Proposal: Erection of boundary fence
Letters Received: None at the time the observations were made
Observations: This Council does not support the application (in its current form) for the following reasons:
Concerns were raised regarding the visual impact of the proposed fencing, particularly given the prominent location of the site. It was noted that the existing mature shrubbery, which currently softens the visual presence of the boundary, would be largely obscured by the introduction of the fence. The Town Council does not support the application in its present form, due to the impact on the street scene and local character. Specific concern was expressed regarding the height of the fence and its prominence within the setting.

Application No: 25/0740/FUL
Location: 11 Moormead, EX9 6PZ
Proposal: Proposed two storey side with loft conversion and single storey rear extensions with internal alterations
Letters Received: None at the time the observations were made
Observations: This Council supports the application.
The following observations were made: The proposed development represents a substantial extension to the existing dwelling. It was noted that there is an emerging trend for the conversion of smaller properties into much larger homes. While members appreciate the desire of property owners to develop their own homes it was noted that this type of development may contribute to the ongoing reduction of smaller, more affordable housing stock within the area.

Application No: 25/0771/FUL
Location: 4 Warren Drive, EX9 6EL
Proposal: Single-storey side extension and alterations to include external hardstanding works to the host dwelling and a detached study
Letters Received: None at the time the observations were made
Observations: This council does not support the application for the following reasons: Several concerns were raised regarding the scale and overall proportion of the proposed development. It was noted that the extension appears excessive in relation to the size of the plot, with queries raised about whether the scale exceeds what is typically permitted under local planning guidelines. Members commented that the proposed design looks out of proportion with the existing dwelling and that the scale of development may be visually intrusive. Additionally, the proposed extension was considered out of character with the original building, and the use of a teak finish was seen as inconsistent with the prevailing materials and appearance of surrounding properties. Overall, the application raised concerns relating to visual impact, proportionality, and compatibility with the character of both the host dwelling and the local area

24.502 East Devon District Council: Planning Decisions – Approval

Application No:	24/2229/FUL
Location:	12 Sherbrook Hill, EX9 6DA
Proposal:	Proposed Loft Extension
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
Application No:	25/0056/FUL
Location:	52 East Budleigh Road, EX9 6EJ
Proposal:	Erection of greenhouse in front garden
Application No:	25/0203/FUL
Location:	Co-Op Food Store, EX9 6LD
Proposal:	Replacement roof mounted refrigeration plant, replacement access stair, replacement access door
Application No:	25/0366/TRE (split decision)
Location:	7 Coach House, EX9 6AA
Proposal:	T: Monterey cypress: Crown reduction of the four lowest lateral branches growing to the southwest by up to 2.5m, making pruning cuts of up to 50mm in diameter
Letters Received:	None at the time the agenda was prepared

24.503 East Devon District Council: Planning Decisions – Refusal

Application No:	25/0366/TRE
Location:	7 Coach House, EX9 6AA
Proposal:	T: Monterey Cypress – fell and replant with Juniper
Application No:	25/0197/FUL
Location:	13A High Street, EX9 6LD
Proposal:	Proposed replacement windows to front (north) elevation

24.504 East Devon District Council: Planning Decision – Withdrawn

Application No:	24/0825/FUL
Location:	22 Fore Street, EX9 6NH
Proposal:	Front porch and rear extension with terrace

24.505 Correspondence Received

- Notification of Planning Appeal: 24/1832/FUL 10 Marine Parade, EX9 6NS
All written representations must be received by 7 May 2025
- Notification of Planning Appeal: 24/2661/FUL 10 Marine Parade, EX9 6NS
All written representations must be received by 7 May 2025

24.506 Any other Business at the Chairman's Discretion

Planning application 25/0067/FUL was noted.

There being no further business, the Meeting closed at 7.41pm

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Chair

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Date

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