

## **BUDLEIGH SALTERTON TOWN COUNCIL**

**MINUTES** of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 14 July 2025.

The meeting commenced at 7.00pm.

### **PRESENT**

Cllr D Walsh (Acting Chair)  
Cllr G Woodcraft (Deputy Chair and Deputy Town Mayor)  
Cllr J S Billington  
Cllr S Cook  
Cllr R J Doorbar  
Cllr P Manfield  
Cllr L Miszewska

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

### **25.122 Public Speaking Time**

No member of the public wished to speak.

### **25.123 Apologies for Absence**

Apologies were received and accepted from Cllr A Chaplin, Cllr C Cunningham, Cllr S Horn, Cllr P Jones, Cllr P Lewis, District Cllr C Fitzgerald, District Cllr M Martin and District Cllr H Riddell.

### **25.124 Declarations of Interests in Items on the Agenda**

There were no interests declared.

### **25.125 Minutes**

The Minutes of the Meeting of the Planning Committee held on 23 June 2025 has been circulated prior to the meeting. It was unanimously agreed that they be signed as a true record.

### **25.126 East Devon District Council: Planning Applications**

Application No: 25/1227/FUL  
Location: 7 Northview Road, EX9 6BZ  
Proposal: Replacement dwelling (redesign of 24/2092/FUL), associated works and replacement of garage pitched roof with flat roof  
Letters Received: None at the time the observations were made  
Observations: This council does not support the application. Concern was expressed regarding the juxtaposition of a new pitched roof element with the existing flat roof, and the potential for visual incongruity within the street scene. It was suggested that a mock-up or visualisation would be beneficial to fully assess the impact of the proposal on the surrounding built environment. The positioning of the proposed structure, particularly due to its prominent and visible location, was noted as a concern. Note was however taken of the submitted tree survey which was considered to be reasonable and acceptable.

7.08pm County Cllr N Hookway joined the meeting.

Application No: 25/1288/FUL  
Location: 18 Westbourne Terrace, Ex9 6BR  
Proposal: Proposed new dwelling with associated shared driveway  
Letters Received: None at the time the observations were made

Observations: This council does not support this application for the following reasons:  
 Overdevelopment and Scale: The proposal was considered excessive in size and massing, resulting in overdevelopment of the site. The development was viewed as out of keeping with the character of the neighbourhood and risks setting a harmful precedent. The scale and positioning were considered intrusive and unsympathetic to the surrounding built form. The proposal is contrary to the following policies of the Budleigh Salterton Neighbourhood Plan:  
 Policy H2: The development results in overdevelopment, threatens amenity, and does not respect the pattern of surrounding buildings.  
 Policy H3: The design fails to preserve or enhance the town's distinctiveness and character.

Application No: 25/1350/FUL  
 Location: Oliver Lodge, 2 Kersbrook Farm, EX97AF  
 Proposal: Proposed garage conversion and installation of roof lights  
 Letters Received: None at the time the observations were made  
 Observations: This council supports the application.

Application No: 25/1292/FUL  
 Location: 8 West Terrace, EX9 6LU  
 Proposal: Proposed first floor extension and addition of cladding, single storey extension on the southwest elevation, change of dwelling roof from pitched to flat, raised decking area. conversion of garage to annexe with alterations and extension  
 Letters Received: None at the time the observations were made  
 Observations: This council supports the application.

Application No: 25/1429/FUL  
 Location: 4 Penlee, EX9 6BP  
 Proposal: Hip to gable extension with installation of rooflights  
 Letters Received: None at the time the observations were made  
 Observations: This council supports the application

#### **25.127 East Devon District Council: Planning Decisions – Approval**

Application No: 25/0994/FUL  
 Location: The Hedges, Boucher Way, EX9 6HQ  
 Proposal: Construction of a garden shed

Application No: 25/1145/TRE  
 Location: 4 Woodlands, EX9 6AT  
 Proposal: T1, Beech : shorten back from house and re-shape by 1-2m, thin crown to leave a height of approximately 15m and a spread of approximately 5m. T2, Crab Apple : shorten back from footpath by 1m and reshape remainder to leave a natural form, to leave a height of approximately 3m and a radial spread of 2.5m. T3, Hawthorn : reduce upper long growth by 2-3m into main crown and shorten side growth by a similar amount to a natural pruning position to leave a height of approximately 5m and a radial spread of 3m. T4, Holm Oak : re-shape by approximately 1-2m to leave a natural form, leaving a height of approximately 8m and a spread of 5m to S, E and W aspects and 8m to the N. T5, Liquidambar : remove dead wood and broken branch.

**25.128 East Devon District Council: Planning Decisions – Refusal**

Application No: 25/0820/FUL  
Location: 7 Chapel Street, EX9 6LX  
Proposal: Change of use of a fish and chip shop (ground floor) (use Class E) to one dwelling (Use Class C3), including the demolition of the rear

**25.129 East Devon District Council: Confirmation of Tree Preservation Order**

TPO No: 25/0008/TPO  
Location: Land and Outbuilding at North Star, Rydon Orchard, Otterton

**25.130 Any other Business at the Chair's Discretion**

NB!! No decisions may lawfully be made under this Agenda item  
None

There being no further business, the Meeting closed at 7.40pm.

.....  
Chair

.....  
Date