

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 18 August 2025.

The meeting commenced at 7.00pm.

PRESENT

Cllr S Horn (Chair)
Cllr G Woodcraft (Deputy Chair of the Town Council and Deputy Town Mayor)
Cllr J S Billington
Cllr S Cook
Cllr R J Doorbar
Cllr P Manfield
Cllr L Miszewska
Cllr P Jones

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

25.152 Public Speaking Time

One member of the public spoke regarding application 25/1227/FUL. They shared the history of the site, noting that planning permission had been granted eight months ago for a scheme involving alterations and extensions. However, following this approval, it was decided to pursue a new design that would be more cost-effective than making further amendments to the existing plan.

25.153 Apologies for Absence

Apologies were received and accepted from Cllr A Chaplin, Cllr C Cunningham, Cllr P Lewis and Cllr D Walsh.

25.154 Declarations of Interests in Items on the Agenda

There were no interests declared.

25.155 Minutes

The Minutes of the Meeting of the Planning Committee held on 14th July 2025 had been circulated prior to the meeting. It was unanimously agreed that they be signed as a true record by Cllr G Woodcraft who was in attendance.

25.156 East Devon District Council: Planning Applications - Amended Plans

Application No: 25/1227/FUL(Amended Plans)
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
Amendment: These amendments relate to Amended plans
Letters Received: None at the time the observations were made
Observations: This council supports the application.

25.157 East Devon District Council: Planning Applications

Application No: 25/1496/FUL
Location: 4 Raleigh Road, EX9 6HP
Proposal: Construction of no.1 detached, two-storey dwelling
Letters Received: None at the time the observations were made
Observations: This Council does not support the application for the following reasons:
Infill Development: The proposal conflicts with Policy H3 of the Budleigh Salterton Neighbourhood Plan, which sets clear

expectations for infill development and extensions to be in keeping with the scale, design, and character of the surrounding area. This policy is supported by the National Planning Policy Framework (NPPF) Paragraph 53, which emphasises the importance of local character in decision-making.

Loss of Boundary Vegetation: The removal of existing hedgerow is contrary to the Plan's support for green boundaries and sensitive landscaping, which play a vital role in preserving privacy and the established character of the area.

Insufficient On-site Parking: The scheme does not provide adequate off-street parking, increasing the likelihood of on-street parking congestion and the obstruction of neighbouring driveways, contrary to local design expectations and amenity standards.

Highway Safety: The site is located on a blind corner, raising significant visibility and access concerns. This was reinforced during a site visit, where a member experienced a near-miss incident near the proposed access point.

While it was acknowledged that the surrounding area contains a mix of property styles, the overall view of the Council was that the proposed development is not in keeping with local character and presents material concerns regarding amenity and safety.

Application No:	25/1548/FUL
Location:	33 High Street, EX9 6LD
Proposal:	Proposed demolition of garage; replace with 2no. flats (Renewal of Approval 06/1414/FUL)
Letters Received:	None at the time the observations were made..
Observations:	This council supports the application.
Application No:	25/1613/CPE
Location:	8 Marine Parade, EX9 6NS
Proposal:	Certificate of lawfulness for existing materials used in the construction of a conservatory contrary to those approved in planning permission 06/1874/FUL
Letters Received:	None at the time the observations were made.
Observations:	This council supports the application.
Application No:	25/0522/LBC
Location:	Clyst Hayes Farm, 2 Knowle Road, EX9 6AS
Proposal:	Replace windows on: Rear elevation 2no. ground floor (C and D), 1no. first floor (G), 2no. dormer panes (M and N) and 1no. dormer first floor (O). Side elevation 1no. ground floor (B). Front elevation 3no. first floor (H, I and L), 3no. ground floor (A, E and F) and 2no. first floor (J and K)
Letters Received:	None at the time the observations were made
Observations:	This council supports the application.

Application No: 25/1632/FUL
 Location: 33 High Street, EX9 6LD
 Proposal: Conversion of the rooms to the rear of the shop at 33 High Street (auxiliary to Class E, (a), into a proposed designed 1no. bedroom apartment (class C3)
 Letters Received: None at the time the observations were made
 Observations: This council supports the application.

25.158 East Devon District Council: Planning Decisions – Approval

Application No: 25/1044/FUL
 Location: 4 Lansdowne Road, EX9 6AH
 Proposal: Erection of a single storey orangery extension

Application No: 25/1109/VAR
 Location: Lyonesse 12 Fore Street Hill, EX9 6PE
 Proposal: Variation of condition 1 (approved drawings) on planning permission 24/2167/FUL (New replacement single storey side extension and new balcony terrace with alterations to fenestration) for extension to first floor balcony and replacement of existing windows to bedrooms 1 & 2 with doors

Application No: 25/1204/FUL
 Location: 8 Elmside, EX9 6RP
 Proposal: Proposed single storey rear extension

Application No: 25/0614/FU
 Location: Land Adjacent Kersbrook Brook
 Proposal: Proposed creation of an all-weather turnout and riding arena for private use

Application No: 25/1251/TCA
 Location: 5 Fore Street Hill, EX9 6PD
 Proposal: T1, Corkscrew Willow: fell

Application No: 25/1429/FUL
 Location: 4 Penlee, EX9 6BP
 Proposal: Hip to gable extension with installation of rooflights

25.159 East Devon District Council: Confirmation of Tree Preservation Order

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

25.160 Planning Inspectorate: Result of Appeal

Application No: 24/1823/FUL
 Location: 10 Marine Parade, EX9 6NS
 Development: Proposed self-build dwelling
 Decision: The Appeal is dismissed

Application No: 24/2680/FUL
 Location: 10 Marine Parade, EX9 6NS
 Development: Single storey rear extensions and new 2nd floor extension with rooflights
 Decision: The Appeal is dismissed

Application No: 24/1832/FUL
Location: 10 Marine Parade, EX9 6NS
Development: Replacement of existing single family dwelling and creation of 4no. apartments
Decision: The Appeal is dismissed

Application No: 24/2661/FUL
Location: 10 Marine Parade, EX9 6NS
Development: Terraced landscaping to rear garden
Decision: The Appeal is allowed and the planning permission for terraced landscaping to rear garden granted on 27 February 2025 is varied by deleting condition 4

25.161 Any other Business at the Chair's Discretion

There was no other business.

There being no further business, the Meeting closed at 7.29pm.

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Chair

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Date