

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 29 September 2025.

The meeting commenced at 7.02pm

PRESENT

Cllr S Horn (Chair)
Cllr J Billington
Cllr C Cunningham
Cllr P Jones
Cllr P Lewis (Chair of the Town Council and Town Mayor)
Cllr L Miszewska
Cllr D Walsh

In attendance: Mrs A Gater-Wildgust (Town Clerk) and District Cllr C Fitzgerald.

25.205 Public Speaking Time

There were no members of the public in attendance.

25.206 Apologies for Absence

Apologies were received and accepted from Cllr A Chaplin, Cllr S Cook, Cllr R Doorbar, Cllr P Manfield, Cllr G Woodcraft and District Cllr M Martin.

25.207 Declarations of Interests in Items on the Agenda

Cllr Horn declared an interest in Min 25.209, 25/1496/FUL. He knows the applicant.

25.208 Minutes

The Minutes of the Meeting of the Planning Committee held on 9th September 2025 had been circulated prior to the meeting. It was unanimously agreed that they be signed as a true record.

25.209 East Devon District Council: Planning Applications – Amended Plans

Application No: 25/0086/MFUL
Location: Land to The West of Barn Lane
Proposal: Construction of thirty-five dwellings (including open market and affordable), access and associated landscaping, open space and SUDS drainage
Amendment: Amended and additional plans received 03/09/2025. Revisions to site layout (incorporating inclusion of off-site highway works), landscaping, drainage basin and materials details, introduction of additional new house types and amended flood risk assessment)
Letters Received: None at the time the observations were made
Observations: This council does not support the application, in its current form. While mindful of East Devon District Council's housing requirements, members considered the application to be over-intensive, environmentally harmful, and deficient in affordable housing, infrastructure, and safe access arrangements.

Affordable Housing

Strategic Policy HN01 of the emerging Local Plan seeks to maximise the delivery of affordable housing across East Devon to meet the identified needs of people who are unable to access the general housing market. This development does not currently meet these needs. Councillors expressed disappointment that the proportion of affordable housing has been reduced to 35% in line with Strategic Policy HN02. While

it was noted that there is a tiered approach across East Devon, given the high cost of housing in Budleigh Salterton, it is reasonable to expect this development to provide an increased proportion of affordable homes to ensure local housing needs are met.

Highways, Access & Safety

Concerns were raised regarding the anticipated increase in traffic and its impact on Barn Lane, Bedlands Lane, and Knowle Corner, all of which are narrow, constrained, and have limited capacity for additional vehicles.

The existing 30 mph speed limit must be extended from before the entrance to the Evens Field site to beyond Barn Lane to improve safety for all road users. Concerns were also raised about access for plant and machinery during the construction phase, and EDDC is requested to ensure that Devon County Council conduct a road condition survey to ensure that roads in the vicinity are protected and restored to standard, by the developer, once construction is complete.

Pedestrian infrastructure remains insufficiently detailed; councillors highlighted the need for clear, safe pedestrian routes, including the proposed connection from Evans Field.

The proposed Sustrans cycle route was assessed as unsafe and unsuitable in its current design, requiring substantial review to meet safety and accessibility standards.

Drainage & Flooding

Members questioned whether the proposed attenuation basin will be sufficient to contain run-off and prevent surface water flooding and would like assurance that the basin will have the appropriate capacity. Concerns were also expressed about the wider drainage layout and its long-term maintenance.

Environmental & Biodiversity Impact

The Arboriculture Impact Assessment was considered flawed, with key trees, for example T4 oak, underrepresented in terms of size and value. BSTC noted the report that the diameter of T4 may have been underrepresented by 50% and requests that East Devon review this, advise BSTC if it has been investigated further, and clarify the implications for the positioning of houses adjacent to this location and the development as a whole.

Disappointment was expressed regarding the 10% Biodiversity Net Gain (BNG) which was considered insufficient. Members requested greater protection for wildlife and flora, as well as the provision of green corridors and ecological wedges.

Landscape & Key Vistas

The proposed development would interrupt important views including those towards Hayes Wood and Mutters Moor, as referenced in Policy B2 (Protection of Key Views and Vistas) of the Budleigh Salterton Neighbourhood Plan, which states that “development should conserve identified significant views.”

Budleigh Salterton was included within the East Devon Area of Outstanding Natural Beauty (AONB*) in 1963 due to the exceptional quality of its coastline and townscape. This is further supported by NPPF Paragraph 115: “Great weight should be given to conserving landscape and scenic beauty in AONBs, which enjoy the highest level of protection.” The proposed development is therefore contrary to Policy B2 and national guidance, as it would compromise the visual integrity of the AONB and local landscape character.

•Now referred to as the Natural Landscape (NL).

Community Infrastructure & Services

Councillors noted the absence of detail regarding the impact of additional housing on school capacity. However, it was acknowledged that there is some capacity available in neighbouring primary schools in East Budleigh and Otterton.

There was no clear information on the maintenance and funding of the proposed footpath network within the development prior to adoption by Devon County Council. Concerns were raised regarding any future management company arrangements that residents could be subject to.

Accordingly, Budleigh Salterton Town Council does not support this application in its present form.

Cllr C Fitzgerald left the meeting.

Application No:	25/1632/FUL
Location:	33 High Street, EX9 6LD
Proposal:	Conversion of the rooms to the rear of the shop floor at 33 High Street (auxiliary to Class E, (a), into a proposed designed 1no.bedroom apartment (class C3)
Amendment:	Amendments to access to ground floor apartment and reduced floor area of apartment
Letters Received:	None at the time the observations were made
Observations:	This Council does not support this application for the following reasons:

Loss of Retail Space: The proposed development would result in the reduction or removal of existing retail floorspace in the town centre. Councillors expressed significant concern that this would negatively impact the vitality and economic resilience of Budleigh Salterton High Street in the future. The loss of retail units' conflicts with the vision and objectives set out in the Budleigh Salterton Neighbourhood Plan (Section 4.3) which aim to attract new retail units and retain existing ones through planning incentives and coordinated town promotion.

The Plan specifically encourages initiatives to preserve the town's retail, leisure, and tourism assets as part of an integrated promotional strategy highlighting Budleigh Salterton's unique location within the East Devon NL and on the World Heritage coastline. The current proposals do not safeguard these objectives.

Economic and Community Impact: Reducing retail floorspace risks weakening the town's economy and diminishing services available to residents and visitors.

BSTC considers it essential that any development in the town centre protects existing retail units and integrates new uses without undermining the town's commercial and cultural offering.

For the reasons outlined above, Budleigh Salterton Town Council does not support this application in its current form and requests that the applicant reconsider the proposals to ensure retail floorspace is preserved.

Application No: 25/1496/FUL
 Location: 4 Raleigh Road, EX9 6HP
 Proposal: Construction of no.1 detached, two-storey dwelling
 Amendment: Amended plans dated 11/9/2025
 Letters Received: None at the time the observations were made
 Observations: This council does not support the application.
 Councillors expressed significant concern regarding the scale of the proposed building, which is considered oversized for the plot and appears cramped within the available space. The distance from the rear of the building to the boundary fence is less than two metres, and there is only a total five metres to the next building, resulting in an overbearing and cramped layout. The development is "squeezed in" and contravenes objectives set out in POLICY H3: Infill developments and extension' of the Budleigh Salterton Neighbourhood Plan, raising concerns of overdevelopment. Councillors noted the closeness of the building to neighbouring fences and questioned the height of the boundary fencing. The proximity to the highway also raises potential visibility and safety issues.
 Further concerns were raised by the loss of parking the removal of a garage would mean. It was noted that the artists impression depicted four parking spaces, however, it was felt that in reality four cars would not be able to use this area safely.
 Overall, the proposal is overbuilt for the plot and fails to integrate appropriately with the neighbourhood's established form.
 For these reasons, Budleigh Salterton Town Council does not support the application in its current form.

25.210 East Devon District Council: Planning Applications

Application No: 25/1797/FUL
 Location: 6 Vision Hill Road, EX9 6EB
 Proposal: Proposed rear balcony rooflight
 Letters Received: None at the time the agenda was prepared
 Observations: This application was withdrawn in advance of the planning meeting and therefore not considered.

Application No: 25/1863/FUL
 Location: 1 Meadow Close, EX9 6JN
 Proposal: Proposed garage conversion
 Letters Received: None at the time the observations were made
 Observations: This council supports the application.
 It was however noted that policy H2 of the Budleigh Salterton Neighbourhood Plan seeks to ensure sufficient off street parking is secured in cases of infill development taking place and would like assurance from EDDC that this is the case for this development.

Application No: 25/1911/FUL
 Location: Willowmead, Kersbrook, EX9 7AB
 Proposal: Single storey rear extension, raised terrace and alteration to fenestration
 Letters Received: None at the time the observations were made
 Observations: This council supports the application.

25.211 East Devon District Council: Planning Decisions – Approval

Application No: 25/1292/FUL
Location: 8 West Terrace, EX9 6LU
Proposal: Proposed first floor extension, 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

Application No: 25/1523/TRE
Location: Summerlands, Cricket Field Lane, EX9 6PB
Proposal: T1: Holm Oak - remove x2 lowest branches on left hand stem, prune right hand stem to match.
T2: Holm Oak - reduce away from building by removing 2-3 lowest branches.
T3: Sycamore - crown lift to 4m above ground level.
T4: Elm - dismantle in stages to leave a 2m high stem, remove nearby Bay tree.

Application No: 25/1353/CPE
Location: The Dovecote, 11 Little Knowle, EX9 6QS
Proposal: Certificate of lawfulness for the use of part of a building as a single dwelling house

25.212 East Devon District Council: Planning Decision – Withdrawn

Application No: 25/1374/VAR
Location: 11 A Northview Road, EX9 6BZ
Proposal: Variation of Condition 2 (approved plans) on planning permission 24/1018/FUL (Proposed two storey front extension and partial removal of garage/store on front elevation; single storey rear extension with 2x 1st floor balconies, in addition to construction of detached double garage and associated external landscaping) proposal includes minor changes to fenestration, front porch extension and roof over 2nd entrance

25.213 TPO- Notification of Tree works considered an exemption to 80/0014/TPO

Reference: 25/1751/PRETDD
Location: Abele Tree House, 9 Fore Street, EX9 6NG
Proposal: Removal of damaged limb on a White Poplar

25.214 Any other Business at the Chair's Discretion

There was no other business

There being no further business, the Meeting closed at 7.55pm.

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Chair

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Date