

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 13 October 2025.

The meeting commenced at 7.00pm.

PRESENT

Cllr S Horn (Chair)
Cllr A Chaplin
Cllr S Cook
Cllr C Cunningham
Cllr P Jones
Cllr P Lewis (Chair of the Town Council and Town Mayor)
Cllr P Manfield
Cllr L Miszewska
Cllr D Walsh
Cllr G Woodcraft

In attendance: Mrs A Gater-Wildgust (Town Clerk), District Cllr C Fitzgerald and seven members of the public.

25.224 Public Speaking Time

A member of the public thanked the committee for the opportunity to speak on application 25/1856/FUL. They noted that the proposal appears out of character for Marine Parade and that the newer application represents a larger footprint, to include four maisonettes, which may increase traffic in the area. The speaker expressed a preference for restoring the existing property which has worked well on other developments in the town. They asked the Town Council to object to the current proposal and to encourage the restoration of the original building instead.

25.225 Apologies for Absence

Apologies were received and accepted from Cllr J Billington, Cllr R Doorbar, District Cllr M Martin and Co Cllr N Hookway.

25.226 Declarations of Interests

There were no interests declared.

25.227 Minutes

The Minutes of the Meeting of the Planning Committee held on 29th September 2025 had been circulated prior to the Meeting. It was unanimously agreed that they be signed as a true record.

25.228 East Devon District Council: Planning Applications

Application No: 25/1856/FUL
Location: 10 Marine Parade, EX9 6NS
Proposal: Redevelopment of the site to provide 4no. maisonette dwellings, with associated parking and landscaping (revised scheme to planning application ref. 24/1832/FUL)
Letters Received: Four letters had been received.
Observations: This council does not support the application for the following reasons:
Neighbourhood Plan Policies: The Town Council considered the proposal against the Budleigh Salterton Neighbourhood Plan and concluded that it did not fully meet the following policies:
Policy H1 – Meeting Local Housing Need: The proposal is unlikely to provide housing that meets the needs of local

residents and does not make a meaningful contribution to the town's affordable or accessible housing stock.

Policy H2 – Maintaining Local Character: This policy states that new housing development *“should maintain the local distinctiveness of the town and its setting. New housing should have regard for scale and massing.”* Members felt that the proposed design was not sufficiently sensitive to the established character and proportions of the surrounding buildings along the parade.

While there was some support for the principle of developing four maisonettes on the site, a preference was expressed for retaining the existing façade in order to preserve the architectural character of Marine Parade. Members also noted that the rear elevation, as viewed from Madeira Walk, would present a blank wall that would not contribute positively to the surrounding streetscape.

Policy H3 – Parking Provision: This policy requires that development should *“have regard for the parking standards of the Local Plan.”* Local Plan Policy TC9 specifies that the development of homes with two or more bedrooms are guided to be provided with two parking spaces. The proposed allocation does not meet this standard and was therefore considered insufficient. There was an overriding concern regarding the number of parking spaces allocated to this development. Members acknowledged that each property may reasonably be expected to have up to two vehicles. Given the existing parking congestion within Budleigh Salterton, it was felt to be inaccurate to suggest that sufficient on-street parking is available to accommodate additional demand generated by this proposal. The cumulative effect on parking availability and access was therefore a significant consideration.

General Comments: Members reiterated the importance of adhering to the Neighbourhood Plan and questioned whether the site was of adequate size to accommodate four properties comfortably, without overdevelopment of the plot. It was acknowledged that attempts had been made to reflect the surrounding architectural style.

Public Correspondence: It was noted that Budleigh Salterton Town Council had been included in four items of correspondence from members of the public submitted to East Devon District Council in relation to this application.

Application No:	25/1951/FUL
Location:	11A Northview Road, EX9 6BZ
Proposal:	Proposed porch and minor alterations to previous planning ref: 24/1018/FUL
Letters Received:	one letter had been received
Observation:	This council supports the application.

25.229 East Devon District Council: Planning Decisions – Approval

Application No:	25/0402/FUL
Location:	4 West Hill Lane, EX9 6AA
Proposal:	Three storey extension on the North West Elevation

Application No: 25/1673/VAR
Location: 8 Fountain Hill, EX9 6BX
Proposal: Variation of condition number 2 (approved plans) on planning permission 20/0886/FUL (Construction of single storey rear extension, dormer window, veranda, detached car port and store with alterations to associated hardstanding) proposal for flat roof and pitched roof to be replaced with a single pitch gable roof and timber painted weather vane

Application No: 25/1658/FUL
Location: 3 Chapel Hill, EX9 6NY
Proposal: Proposed porch extension, replacement bay window, replacement raised deck with glass balustrade, re-rendering to property, construction of rear veranda and alteration to fenestration

25.230 East Devon District Council: Planning Decision – Withdrawn

Application No: 25/1797/FUL
Location: 6 Vision Hill Road
Proposal: Proposed rear balcony rooflight

25.231 Any other Business at the Chair's Discretion

It was noted that the next Planning Committee Meeting was on 10 Nov 2025. Any plans that require comment between now and then would be reviewed under BSTC's Power to Act.

There being no further business, the Meeting closed at 7.17pm.

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Chair

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Date