

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 10 November 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
Cllr P Manfield
Cllr L Miszewska
Cllr G Woodcraft

In attendance: Mrs A Gater-Wildgust (Town Clerk).

25.268 Public Speaking Time

There were no members of the public in attendance.

25.269 Apologies for Absence

Apologies were received and accepted from Cllr J Billington & Cllr R Doorbar.

25.270 Declarations of Interests in Items on the Agenda

Cllr Cook declared an interest in Min 25.272, 25/2088/FUL. He is a member of the club.

25.271 Minutes

The Minutes of the Meeting of the Planning Committee held on 13th October 2025 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

25.272 East Devon District Council: Planning Applications

Application No: 25/2088/FUL
Location: Budleigh Salterton Croquet Club, Westfield Close, EX9 6ST
Proposal: Construction of a single storey extension to Main Clubhouse to accommodate a Treatment Room and Store
Letters Received: None at the time the observations were made
Observations: This council supports the application.

Application No: 25/2125/VAR
Location: Toilets Salting Hill
Proposal: Retrospective Variation of Condition 2 (Approved Plans) on planning permission 23/2626/FUL (Proposal to demolish existing public toilets, and replace with a new public toilet building), to relocate downpipes, add extractor fans, emergency beacons, and mesh security fencing and changes to fenestration
Letters Received: None at the time the observations were made
Observations: This council supports the application.

25.273 East Devon District Council: Planning Applications – Delegated Powers

It was noted that the following decisions had been made under delegated powers:

Application No: 25/2066/FUL

Location: 52 East Budleigh Road, EX9 6EJ
 Proposal: Proposed single storey side extension
 Letters Received: None at the time the decision was made
 Observations: This Council supports the application.

Application No: 25/1454/FUL
 Location: 21 Boucher Road, EX9 6JF
 Proposal: Rear Ground floor extension and First floor extension with alterations to roof. Addition of a balcony and cladding. Construction of double garage at the front and raised terrace to rear of the property.

Letters Received: None at the time the decision was made
 Observations: This Council was unable to reach a consensus on this application. The vote resulted in two members supporting the application, two objecting, one abstention and one neutral position. As there was no majority view, the Council submits no formal comment.

Application No: 25/1374/VAR
 Location: The Dutch House, 11A 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

Letters Received: None at the time the decision was made
 Observations: This Council supports the application.

Application No: 25/1353/CPE
 Location: The Dovecote, 11 Little Knowle, EX9 6EJ
 Proposal: Certificate of lawfulness for the proposed existing use of part of a building to be used as a single dwellinghouse

Letters Received: None at the time the decision was made
 Observations: This Council supports the application.

25.274 East Devon District Council: Planning Decisions – Approval

Application No: 25/0522/LBC
 Location: Clyst Hayes Farm
 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)

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

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

Application No:	25/1662/TCA
Location:	3 East Terrace, EX9 6PQ
Proposal:	T1: Lime- reduce height by approximately 3m and prune side branches to leave a more compact form
Application No:	25/1720/FUL
Location:	64 Moormead, EX9 6PS
Proposal:	Proposed front porch extension
Application No:	25/1734/FUL
Location:	1 Castle Lane, EX9 7AN
Proposal:	Erection of detached garage with first floor home office. (Resubmission of application 21/1487/FUL)
Application No:	25/1764/TRE
Location:	Abele Tree House, EX9 6NG
Proposal:	T1: White Poplar - crown raise over the highway and carpark by removing secondary and tertiary branches up to a height of 5.2m restricting cut size to 100mm; reduce lateral spread of the crown in a north eastern direction by up to 2m leaving an approximate crown spread of 8m.
Application No:	25/1796/FUL
Location:	6 Vision Hill Road, EX9 6EB
Proposal:	Proposed single storey rear extension
Application No:	25/1863/FUL
Location:	1 Meadow Close, EX9 6JN
Proposal:	Proposed garage conversion
Application No:	25/1909/TCA
Location:	6 East Terrace, EX9 6PQ
Proposal:	T1 - Copper Beech. Crown reduce by up to 3m, attending to all new growth since previous reduction in 2021. Maximum diameter of cut 75mm. Crown lift to 5m above ground level as measured from the lower level where the base of the tree is located, maximum diameter of cut 50mm. Crown thin by 10%, maximum diameter of cut 25mm. G2 - Bay & Holly. Reduce height of both groups, located either side of T1's main stem, to 8ft above ground level, trim back lateral spread hard.
Application No:	25/1911/FUL
Location:	Willowmead, Kersbrook, EX9 7AB
Proposal:	Single storey rear extension, raised terrace and alteration to fenestration
Application No:	25/2023/TCA
Location:	3 Chapel Hill, EX9 6NY
Proposal:	T1 – Holly. Fell to ground level G3 – Cypress. Remove four trees in decline

25.275 Planning Inspectorate: Result of Appeal

Application No:	25/0197/FUL
Location:	13A High Street, EX9 6LD
Development:	Proposed replacement windows to front (North) elevation
Decision:	The appeal is dismissed.

25.276 East Devon District Council: Confirmation of Tree Preservation Order

TPO No: 25/0047/TPO

Location: Land at, and surrounding, Cricket Field Court, Cricket
Field Lane, Budleigh Salterton

25.277 Any other Business at the Chair's Discretion

The Chair drew attention to the fact that he will be away for the next two meetings. The Clerk will arrange a person to Chair these meetings in his absence.

There being no further business, the Meeting closed at 7.09pm.

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Chair

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Date

Approved