

*Approved, noting that meeting Chair was Cllr Horn.

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee be held in the Council Offices, Station Road, Budleigh Salterton on Monday 12 January 2026.

The meeting began at 7.07pm.

PRESENT

Cllr P Lewis – Chair* and Town Mayor
Cllr J Billington
Cllr R Doorbar
Cllr S Horn
Cllr P Jones
Cllr G Woodcraft

In attendance: Alice Gater-Wildgust (Town Clerk) and five members of the Public

25.366 Public Speaking Time (15 minutes maximum)

A member of the public addressed the Council regarding concerns relating to Evans Field. They noted that Phase Two of the Evans Field development, which adjoins the current site, includes 35 properties that remain unsold. With the additional development proposed at Barn Lane, this represents a further 35 properties.

Concerns raised included:

- The B3178 currently operating as, in effect, an unrestricted-speed road.
- Safety issues relating to the bus stop and the proposed separate entrance for new properties.
- Parking pressures and overspill vehicles.
- Use of the same access routes and future maintenance responsibilities for the roads.
- Capacity of local infrastructure, including the GP surgery and the school, to cope with population growth.
- Construction traffic and the impact of development lorries entering and exiting the site.

The resident noted that while they accepted the need for new housing, they remained concerned about the cumulative impacts.

A second member of the public spoke, noting they had been a resident for 5.5 years and felt that residents had effectively been living on a building site throughout that time. They stated that the 35 properties in Phase Two were still incomplete and unsold, questioning the need for a further 35 houses.

Additional concerns included:

- The B3178 being a 60 mph road, creating danger for pedestrians who sometimes risk being clipped by vehicles' wing mirrors.
- Pressure on existing infrastructure, including doctors' surgeries and schools.
- Ongoing difficulties in getting the roads adopted and the requirement for a management company to be established.
- Inability of some residents to sell their properties.

They asked whether the new development might face similar issues and stressed the need for proper oversight to ensure regulations are followed.

A third resident spoke regarding ongoing discussions with the developer and East Devon District Council. They reported that the new management company had taken on more responsibility than it could manage, given the number of outstanding issues.

The resident noted that the plans for the new development were significantly improved compared to Evans Field, which they described as problematic.

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It was clarified to the speakers that this meeting was of the **Town Council**, not East Devon District Council.

25.367 Apologies for Absence

Apologies were received and accepted from Cllr A Chaplin, Cllr S Cook, Cllr C Cunningham, Cllr P Manfield and Cllr L Miszewska.

25.368 Declarations of Interests in Items on the Agenda

There were no interests declared.

25.369 Minutes

The Minutes of the Meeting of the Planning Committee held on 15th December 2025 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

25.370 East Devon District Council: Planning Applications Amended

Application No: 25/0086/MFUL
Location: Land to the West of Barn Lane
Proposal: Construction of 35 dwellings (including open market and affordable), access and associated landscaping, open space and SUDS drainage
Letters Received: One at the time the observations were made
Observations: This council does not support this application.
Members reviewed the updated plans, noting amendments to the layout, landscaping, tree impacts, and drainage arrangements.
Concerns were collectively expressed about road safety, particularly in relation to the B3178 speed limit, visibility splays, and whether the proposed trees and hedgerow might impede visibility. It was agreed that any support for the development should be contingent on speed limit changes being implemented. There was further discussion regarding the adoption of roads, including the need for clarity on:

- which areas are intended to be adopted by Devon County Council,
- what protections will be in place to ensure this takes place
- the anticipated timescale for adoption

25.371 East Devon District Council: Planning Applications

Application No: 25/2498/FUL
Location: Winwood House, 4A Cricket Field Lane, EX9 6SY
Proposal: Proposed new two storey side extension to integrate new replacement garage to the front, and a new single-storey rear extension; proposed works also include external landscaping and demolition of an existing single-storey detached garage
Letters Received: None at the time the observations were made
Observations: This council supports the application.

Application No: 25/2478/FUL
Location: 49 East Budleigh Road, EX9 6EW
Proposal: Proposed 'lean to' single storey rear extension to replace existing conservatory
Letters Received: None at the time the observations were made
Observations: This council supports the application

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Application No: 25/2569/FUL
Location: 15 Swains Road, EX9 6HT
Proposal: Removal of existing conservatory, replaced with proposed single storey kitchen extension. Some internal alterations.
Letters Received: None at the time the observations were made.
Observations: This council supports the application.

25.372 East Devon District Council: Tree Preservation Order

Application No: 25/0060/TPO
Location: Land at 4 West Hill Lane, Budleigh Salterton,

25.373 East Devon District Council Approval: with Conditions

Application No: 25/1288/FUL
Location: 18 Westbourne Terrace, Ex9 6BR
Proposal: Proposed new dwelling with associated shared driveway

Application No: 25/1496/FUL
Location: 4 Raleigh Road, EX9 6HP
Proposal: Construction of no.1 detached, two-storey dwelling

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)

Application No: 25/1951/FUL
Location: 11A Northview Road, EX9 6BZ
Proposal: Proposed porch and minor alterations to previous planning ref: 24/1018/FUL

25.374 East Devon District Council: Appeal Decision

Application No: 25/0820/FUL
Location: 7 Chapel Street, Budleigh Salterton, EX9 6LX
Appeal decision: Dismissed

25.375 Any other Business at the Chair's Discretion

No other Business was raised

There being no further business, the Meeting closed at 7.44pm.

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Chair

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Date