

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 8 June 2026.

The meeting commenced at 7.00pm.

PRESENT

Cllr R Doorbar (Chair)
Cllr M Alligan
Cllr A Chaplin
Cllr S Cook
Cllr C Cunningham
Cllr S Horn
Cllr P Manfield
Cllr S Woodman
Cllr G Woodcraft

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

26.52 Public Speaking Time

Two members of the public were in attendance.

One member of the public addressed the Town Council regarding planning application 26/0898/FUL. Concerns were raised about the impact of the proposed driveway and the positioning of windows, which it was felt would overlook a neighbouring property and affect residential amenity.

The speaker noted that the site lies outside the Built-Up Area Boundary (BUAB) and expressed the view that the area should be protected from inappropriate development. Reference was made to a planning application submitted in 2017, which had been refused.

Further concerns were raised that the proposed development would be out of keeping with the character of the road. The speaker also commented that some local residents may feel reluctant to submit representations despite sharing similar concerns.

26.53 Apologies for Absence

Apologies were received and accepted from Cllr P Jones and Cllr P Lewis.

26.54 Declarations of Interest and Dispensations

Cllr Woodman declared an interest in Min 26.55; they are friends with the applicant.

26.55 Minutes

The minutes of the meetings of the Town Council held on 11 May 2026 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

The Council noted that Minute 26.037 of the meeting held on 18 May 2026 contained an inaccuracy. The original wording stated Cllr Manfield attended a webinar regarding Exmo20. It was agreed that the correct wording should be Cllr Manfield attend a virtual meeting of EDDC Planning

Resolved: That Minute 26.037 of the meeting held on 18 May 2026 be amended accordingly, and that the correction be recorded in these minutes. The minutes of the meeting of the Town Council held on 18th May 2026 were then signed.

26.56 Applications – Full Planning Applications (FUL)

Reference: [26/0993/FUL](#)
Location: Elm Cottage, 2 Knowle Hill, EX9 7AL
Proposal: Replacement front extension and side porch
Letters: None at the time the observations were made
Observations: This council supports the application .

7.15pm

Following the declaration of an interest, Cllr Woodman left the room and took no part in the discussion or decision on the following item.

Reference: [26/0898/FUL](#)
Location: Heathgate, 7 Lansdowne Road, EX9 6AH
Proposal: Construction of 1no dwelling with new access and associated works
Letters: Four letters have been received at the time the observations were made.
Observations: This Council does not support the application. Members had regard to the East Devon Local Plan (2013–2031), in particular Strategy 21, which seeks to conserve the outstanding natural environment and maintain the semi-rural character of areas on the edge of the Built-up Area Boundary, particularly to the west of the town, in order to protect the character of the AONB. Members also considered Strategy 7 (Development in the Countryside), which states that development outside the Built-up Area Boundary will not be permitted unless it accords with a specific Local or Neighbourhood Plan policy that explicitly permits such development. It was noted that the application did not demonstrate such alignment. Concerns were raised that the submitted visualisations did not accurately reflect the proposal in context and that the scale and footprint were out of character with neighbouring development. Residential amenity concerns were raised, particularly in relation to overlooking and loss of privacy. Members noted the level of public objection and concerns regarding the loss of existing boundary features.

7.22pm

Cllr Woodman returned.
Two members of the public left the meeting.

26.57 Applications – Certificate of Lawful Development - noted

Reference: [26/0873/CPL](#)
Location: Wainholm East 13 Knowle Road, EX9 6AR
Proposal: Certificate of lawful development for a proposed single storey rear extension
Letters: None received at the time of agenda preparation.

26.58 Applications – Discharge of Conditions (DOC) - noted

Reference: [26/0982/DOC](#)
Location: Park House, 11 Park lane, EX9 6QT
Proposal: Discharge of condition for 26/0482/FUL:
Condition 4 (Cladding)
Please note, this application has already been decided under EDD delegated powers, see item 11.

26.59 Decisions – Tree works

Reference: [26/0695/TRE](#)
Location: 7 Tidwell Close EX9 6SH
Status: Approved

Reference: [26/0714/TRE](#)
Location: 3A West Hill Lane EX9 6AA
Status: Approved

Reference: [26/0688/TCA](#)
Location: 3A West Hill Lane EX9 6AA
Status: Decided

Reference: [26/0781/TCA](#)
Location: 5 East Terrace, EX9 6PQ
Status: Decided

Reference: [26/0739/TCA](#)
Location: 5A Cliff Terrace EX9 6JY
Status: Decided

Reference: [26/0815/TCA](#)
Location: 7 East Terrace EX9 6PG
Status: Decided

26.60 Decisions – Full Planning

Reference: [26/0575/FUL](#)
Location: 62 East Budleigh Road EX9 6EW
Proposal: Demolition of existing plastic lean-to conservatory/ porch, adding a new masonry entrance under a plain tile roof porch, with WC & shower and Velux window to the south elevation
Status: Approved

Reference: [26/0555/FUL](#)
Location: 54 Moormead EX9 6PX
Proposal: Proposed single storey rear extension
Status: Approved

Reference: [26/0403/FUL](#)
Location: 7 Chapel Street EX9 6LX
Proposal: Change of use of a fish and chip shop (ground floor) (use Class E) to one dwelling (Use Class C3), including the demolition of the rear outbuildings
Status: Refused

26.61 Decisions – Listed Building Consent

Reference: [26/0180/LBC](#)
Location: Fudge Cottage EX9 7AH
Proposal: Replace conservatory with sun room on rear west elevation; removal of walls and doors in hallway and creation of new WC; removal of small section of original wall leading from hall into new sunroom to accommodate new double doors; add rainwater goods on front elevation; addition of roof lantern on flat roof; addition of rooflights in west elevation and reduce ground level in rear garden.
Status: Approved

26.62 Decisions – Discharge of Condition - noted

Reference: [26/0042/DOC](#)
Location: Land at corner of Vales Road and Raleigh Road EX2 6HP
Proposal: Discharge of conditions for 25/1496/FUL: Condition 3 (external materials), Condition 4 (fencing / hedge), Condition 5 (landscaping)
Status: Approved

Reference: [26/0982/DOC](#)
Location: Park House, 11 Park Lane EX9 6QT
Proposal: Discharge of condition for 26/0482/FUL: Condition 4 (Cladding)
Status: Approved

26.63 Any other business at the Chair's Discretion

No other business was raised

There being no further business, the Meeting closed at 7.25pm.

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Chair

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Date