

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 22 June 2026.

The meeting commenced at 7.00pm.

PRESENT

Cllr R Doorbar (Chair)
Cllr S Cook
Cllr P Jones
Cllr S Woodman

Cllr M Alligan
Cllr C Cunningham
Cllr P Lewis
Cllr G Woodcraft

Cllr A Chaplin
Cllr S Horn
Cllr P Manfield

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

26.96 Public Speaking Time

There were no public speakers.

26.97 Apologies for Absence

There were no apologies.

26.98 Declarations of Interest and Dispensations

Cllr Jones declared an interest in Min 26.101; they are employed on this project.

26.99 Minutes

Minutes of meetings held on 8th June 2026 had been circulated prior to the meeting and were approved as a true record

26.100 Applications – Deed of Variation of S106 Agreement

Reference: [26/1160/V106](#)

Address: Land North East of Deepways

Proposal: Deed of variation s106 agreement (S106 28.11.2013).

Observations: This council does not support this amendment and seeks clarity on the following:

Additional technical questions were raised regarding whether dwellings delivered as affordable rent could subsequently be converted to open market sale

More detail is requested regarding the rationale for reducing the proportion of shared ownership units within the proposed tenure mix.

7.16pm Cllr P Jones left the meeting.

26.101 Applications – Telecommunications

Reference: [26/1101/TEL](#)

Address: Telecommunications Mast Cricket Field Lane Budleigh Salterton

Proposal: Back-up power 10kVa diesel generator, cabinet, and all ancillary development

Observations: This Council is unable to support the application in its current form. It is considered that insufficient technical information has been provided to enable a reasoned assessment of the proposal.

In particular, there is a lack of detail regarding the frequency and duration of activation of the proposed equipment, which is necessary to accurately assess potential impacts. Concern is also noted in relation to noise impacts.

Furthermore, the application does not adequately demonstrate why a battery-based or alternative power supply solution would not be feasible in place of the proposed generator arrangement.

On this basis, the application is not supported in its current form.

7.22pm Cllr P Jones returned to the meeting.

26.102 Applications – Tree works - Noted

Reference: [26/1191/TCA](#)
Address: 8 East Terrace EX9 6PG
Proposal: T1, Sycamore - re-pollard to previous pruning positions

26.103 Applications – Demolition

Reference: [26/1148/DEM](#)
Address: Toilets, Brook Road
Proposal: Former public toilets closed over five years
Observations: This council supports the application.

26.104 Decisions – Variation of condition - Noted

Reference: [26/0859/VAR](#)
Address: Winwood House 4A Cricket Field Lane EX9 6SY
Proposal: Variation of condition 1 (Plans) of planning permission 25/2498/FUL...
Status: Approved

26.105 Any other business at the Chair's Discretion

Cllr R. J. Doorbar thanked the Clerk for the correspondence regarding the proposed café development near Steamer Steps. The Clerk will continue to seek clarification in relation to the differing considerations applied to the refusal of a licence on safety grounds and the subsequent granting of planning permission for the site.

There being no further business, the Meeting closed at 7.29pm.

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Chair

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Date