BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 28 September 2026.

The meeting commenced at 7pm.

PRESENT

Cllr R Doorbar (Chair)	Cllr A Chaplin
Cllr C Cunningham	Cllr J Jamieson
Cllr P Jones	Cllr P Lewis
Cllr P Manfield	Cllr G Woodcraft
Cllr S Woodman	

In attendance: Alice Gater-Wildgust (Town Clerk), Co Councillor N Hookway, District Cllr M Martin, and two members of the public.

26.197 Public Speaking Time

The applicant spoke in support of application 26/1795/FUL and explained that the proposal would involve the subdivision of the existing plot to create a one-bedroom bungalow, while retaining a four-bedroom house on the remaining part of the site. The existing house would subsequently be offered for sale on the open market.

Two members of the public left the meeting.

26.198 Apologies for Absence

Apologies were received and accepted from Cllr S Cook.

26.199 Declarations of Interest and Dispensations

There were no interests declared.

26.200 Minutes

Minutes of the meeting held on 14 September 2026 were approved.

26.201 Applications

All applications are available on the EDDC Planning Portal at Simple Search

Reference:	26/1795/FUL
Address:	5 Leas Road, EX9 6SA
Proposal:	Proposed extension and change of use of the existing annex to an independent residential dwelling
Letters received:	None at the time the observations were made
Observations:	This Council is neutral regarding the principle of the proposed development and welcomes the freeing up of a family home. However, the following concerns have been noted: **Parking** A query has been raised regarding the provision of parking for the proposed new property. The plans appear to indicate that the new parking space would be created by reducing the parking available to what will become the larger residence on the site. If this is the case, it appears that the existing property would be left without parking provision. This raises concerns in relation to H3 of the Neighbourhood Plan which supports policy TC9 of the Local Plan that 'spaces will need to be provided for Parking of cars and bicycles in new developments. As a guide at least 1 car parking space should be provided for one bedroom homes and 2 car parking spaces per home with two or more bedrooms….'

Approved

Impact on neighbouring properties and the character of the area

The Council also draws attention to the relevant policies of the Budleigh Salterton Neighbourhood Plan, which state that infill development should not result in a loss of amenity to neighbouring properties and that development should reflect the existing density of development.

The Council considers that these matters should be given careful consideration when assessing the proposal. In particular, consideration should be given to whether the additional dwelling, together with the associated parking and access arrangements and the reduction in parking spaces at the main dwelling, would result in any unacceptable impact on the amenity of neighbouring properties or an inappropriate increase in the density of development on the site.

Overall, whilst the Council is not opposed to the principle of the creation of an additional dwelling, it considers that the concerns regarding parking, access, residential amenity and the character and density of the area should be satisfactorily addressed before the application is determined.

Reference:	26/1862/FUL
Address:	4 Raleigh Road, EX9 6HP
Proposal:	Proposed canopy to the north-west elevation of the property
Letters received:	None at the time the observations were made
Observations:	This council supports the application.

26.202 Tree Works

Reference:	26/1858/PRETDD
Address:	1 Landsdown Road, EX9 6AH
Actioned:	5 day action, Turkey Oak, made safe

Reference:	26/1784/TRE
Address:	4 Clyst Hayes Gardens, EX9 6BE
Actioned:	T1: Beech reduction

26.203 Any other business

No other business was raised.

There being no further business, the Meeting closed at 7.21pm.

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Chair

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Date

Approved