

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber on Monday 8 January 2018 at 7.00pm.

PRESENT

Cllr C Richards (Chairman)
Cllr A J Dent (Town Mayor)
Cllr T D Wright (Deputy Town Mayor)
Cllr Mrs L D Evans
Cllr A N Gooding
Cllr S V Hall
Cllr M C Hilliar
Cllr A L Jones
Cllr C A Kitson

Clerk: Mrs J E Vanstone

17.353 Public Speaking Time

No members of the public were present.

17.354 Apologies for Absence

Cllr D J Harrison (family commitments) and Cllr Mrs M L Kenneally-Stone (working).
No apologies were received from Cllr Mrs C A Sismore-Hunt

17.355 Declarations of Interests in Items on the Agenda

No interests were declared.

17.356 Minutes

The Minutes of the Meeting of the Planning Committee held on 11 December 2017 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

17.357 Declaration by District Councillors

It was formally noted that the participation of Cllr A J Dent, Cllr S V Hall and Cllr T D Wright, who are also Members of the East Devon District Council, in both the debate and subsequent vote, was on the basis that the views expressed were their preliminary views taking account of the information presently made available to the Town Council. They reserved their final views on the applications until they were in full possession of all the relevant arguments for and against.

17.358 Planning Applications: Delegated Powers

The decisions made under delegated powers were noted:

Application No: 17/2324/FUL (*Amended plans*)
Applicant: Mrs S Rehbock
Location: Rosehill, 30 West Hill, EX9 6BU
Proposal: Retrospective application for erection of fence upon existing wall to a total height of 1.8m
Amendment: 1) Additional/Amended plan to show the construction of a wall to replace existing fence
2) Amendment to proposal description to read "Removal of fence and extension of height of existing wall to 1.65 metres"
Letters Received: None at the time the observations were made
Observations: This Council supports the application



Application No: 17/2922/LBC
Applicant: Mrs E Spurway
Location: Lion House, 10 Fore Street Hill, EX9 6PE
Proposal: Removal of two sections of pitched roof to ground floor rear extension, construction of flat roof and parapet wall to provide balcony
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 17/2921/FUL
Applicant: Mrs E Spurway
Location: Lion House, 10 Fore Street Hill, EX9 6PE
Proposal: Replacement of pitched roof with flat roof/balcony and parapet wall to grade II listed building
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 17/2794/FUL
Applicant: Mrs J Barnes
Location: 12 Moorlands Road, EX9 6AG
Proposal: Construction of two storey detached garage/outbuilding
Letters Received: None at the time the observations were made
Observations: This Council is unable to support the application for the following reasons:

1. The application appears to be for the erection of a new building which could be converted into a dwelling at a future date.
2. The site is within the East Devon Area of Outstanding Natural Beauty and the proposal neither enhances nor preserves the character of the AONB.

In summary, the application is contrary to guidance laid out in the Budleigh Salterton Neighbourhood Plan and the East Devon Local Plan, particularly Strategies 7 and 21 and Policy D1.

17.359 Planning Application

Application No: 17/3010/FUL
Applicant: Mrs G Laver
Location: 21 Vision Hill Road, EX9 6ED
Proposal: Construction of side extension with front, side and rear dormer windows
Letters Received: None at the time the observations were made
Observations: This Council supports the application as the proposals are in keeping with Policy H3 of the Budleigh Salterton Neighbourhood Plan which requires extensions to be sensitively designed to reflect the character of the town and not have a detrimental effect on said character.

17.360 East Devon District Council: Planning Decisions – Approvals

Application No: 17/1812/VAR
Applicant: Mr and Mrs S Adams
Location: 1 Boucher Road (land adj), EX9 6HG
Proposal: Variation of condition 2 (plans condition) of planning permission 16/1555/FUL (Construction of dwelling including formation of new vehicular access and parking area) to allow changes to the design and construction of detached garage and workshop

Amendment: Reduction in roof pitch and ridge height of dwelling (including corrected height of adjacent dwelling)

Application No: 17/2231/FUL
 Applicant: Mr K Taylor
 Location: Covered Reservoir and Waterworks, Cricket Field Lane
 Proposal: Construction of 2no detached dwellings

Application No: 17/2547/FUL
 Applicant: Mr and Mrs Gregory
 Location: 8 Rolle Cottages, EX9 6AN
 Proposal: Replace existing extension roof and wall to rear of property

Application No: 17/2593/FUL
 Applicant: Mr W Bagnall
 Location: 2 Northview Road, EX9 6BZ
 Proposal: Proposed detached garage and enlarged parking area

Application No: 17/2605/FUL
 Applicant: Ms A Hargraves
 Location: 16 Redhills, EX9 6JW
 Proposal: Loft conversion with pitched roof dormer to rear elevation, velux roof windows to front elevation and construction of gable end in lieu of hip end roof

Application No: 17/2618/FUL
 Applicant: Mrs K Drodge
 Location: 8 Tidwell Close, EX9 6SH
 Proposal: Construction of front, side and rear extensions and garage (revised application to that approved under 16/2212/FUL)

Application No: 17/2655/FUL
 Applicant: Mr M Lewis
 Location: Maranatha, Boucher Way, EX9 6HQ
 Proposal: Installation of window in place of garage door

Application No: 17/2701/FUL
 Applicant: Mr and Mrs Coals
 Location: 100 Granary Lane, EX9 6EP
 Proposal: Replace existing conservatory with single storey rear extension

Application No: 17/2748/FUL
 Applicant: Mr M Lewis
 Location: 5 Coastguard Road, EX9 6NU
 Proposal: Replacement garage incorporating workshop and gym

Application No: 17/2726/TCA
 Applicant: Mrs S Rehbock
 Location: Rosehill, 30 Westhill, EX9 6BU
 Proposal: T1: Lime – Crown thin by approx 20%
 T2: Beech – Reduce height by approx 3 meters and crown spread by approx 2 meters to shape (Maximum diameter of cuts 10 cm).
 T3: Liquidambar – AMENDED SPECIFICATION - NO WORKS
 T4: Oak – Remove lowest 3 branches over drive (Maximum diameter of cuts 5 cm).

Application No: 17/2812/TCA
Applicant: Mrs Somerby
Location: Nickleby House, 1-2 East Terrace, EX9 6PQ
Proposal: Row 1: Leyland cypress – Fell


17.361 East Devon District Council: Confirmation of Tree Preservation Order

TPO No: 17/0154TPO
Location: Land at Links Hayes, 10 Links Road, EX9 6DF

17.362 Any other Business at the Chairman's Discretion

- Cllr C A Kitson asked if there was any news about the shed which had been built in the front garden of a dwelling in Station Road.
The Chairman advised that the matter was with the District Council Enforcement Officer but was quite a long way down her list.

There being no further business, the Meeting closed at 7.08pm.


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Chairman

29/1/18
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Date