

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber on Monday 9 April 2018 at 7.00pm.

PRESENT

Cllr C Richards (Chairman)
Cllr A J Dent (Town Mayor)
Cllr Mrs L D Evans
Cllr S V Hall
Cllr M C Hilliar
Cllr A L Jones
Cllr C A Kitson
Cllr Mrs C A Sismore-Hunt

Clerk: Mrs J E Vanstone

Others Present: Nine members of the public

17.473 Public Speaking Time

- Mr R Marratt spoke about application 18/0673/FUL. He asked that the Town Council did not support the retrospective application.
He objected to the application on the grounds of impact on his property, the landscape and local street, the design and its prospective use.
He explained that the development was only 1m from his boundary and just over 8m from the front of his house. The height of the garage was 5m above ground level but as the garage floor was 1m higher than that of the two adjacent houses (56 & 58) this meant the height was actually 6m above his house. He felt the scale of the development and its unsuitability for the size of plot was obvious. The loss of visual amenity and privacy from his home was significant as the garage dominated the view with two windows and a door directly facing his house and a bedroom window and he felt this was an invasion of his privacy and a loss of amenity. The garage also dominated the view from the road so much that the houses can barely be seen from the road.
He thought the garage represented a violation of the street scene and was totally unsympathetic to the existing 1930s period dwellings in the area. This was compounded by the loggia which now doubled the footprint of the development – he pointed out that applications for a similar sized garage had previously been refused.
He concluded by saying he felt the application contravened Policy D1 and Strategy 46 of the East Devon Local Plan and Policy H3 of the Budleigh Salterton Neighbourhood Plan and did not enhance or preserve the character of the Area of Outstanding Natural Beauty.
- Mr J Falby spoke about application 18/0491/FUL. He said there were problems with the application which may not be evident. There was no reference to anything beyond the garden fence and that was key as behind the fence were 10 houses with at least 30 residents who all faced the application site. He said that no thought had been given to these residents. He circulated a photograph which showed how close the neighbours were to this application.



- Mrs J Chaldecott also spoke about application 18/0491/FUL. She said she lived at 7 Copplestone Road which was directly behind the site and she strongly objected to the application which she felt contravened the aims of the Budleigh Salterton Neighbourhood Plan, especially Policy H3 which states “the effect of infill and extensions should not be detrimental to the character of the town...” She had lived in the town for 32 years and appreciated that change was necessary but that did not mean all change was good. She said many hours had been spent creating the Budleigh Salterton Neighbourhood Plan and this application contravened those objectives. She said the building overcrowded the site and affected the whole street. She also commented on the poor design and the lack of concern shown for residents.
- Ms L Phelps also spoke about application 18/0491/FUL. She was concerned that the proposed first floor windows would look straight into her property which was quite close due to a lack of road between the properties. She commented that the trees had been removed from the site even before the application had been submitted.
- Mrs I Considine also commented on application 18/0491/FUL. She said she objected to the application, which was totally out of keeping with the area and thought the design was very poor.
- Mr I Barker also spoke about application 18/0491/FUL. He concurred with his neighbours’ comments. He added that he was concerned about vehicle and parking problems on what was a narrow road. He said the road was on Cycle Path 12 which was regularly used by cyclists.

17.474 Apologies for Absence

Apologies were received from the Deputy Town Mayor, Cllr T D Wright (unwell), Cllr A N Gooding (unwell) and Cllr Mrs M L Kenneally-Stone (unwell).

17.475 Declarations of Interests in Items on the Agenda

Cllr L D Evans declared a personal interest in Min 17.478 (18/0705/FUL) – the applicant is a neighbour and friend.

17.476 Minutes

The Minutes of the Meeting of the Planning Committee held on 26 March 2018 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

17.477 Declaration by District Councillors

It was formally noted that the participation of Cllr A J Dent and Cllr S V Hall, 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.

17.478 Planning Applications

Application No: 18/0491/FUL
 Applicant: Ms Palmer
 Location: 14 Leas Road, EX9 6SA
 Proposal: Construction of detached 3no. bed dwelling
 Letters Received: Eleven letters of objection at the time the observations were made



Observations: This Council is unable to support the application for the following reasons:

1. The proposal is in contravention of Policy H3 of the Budleigh Salterton Neighbourhood Plan which states "The effect of infill and extension should not be detrimental to the character of the town and the neighbourhood areas. Development should be sensitively designed to reflect the character of the area and that of its neighbours..."
2. Over-development of the site – the proposal is for a large house on a small plot, leaving little amenity space for the occupants.
3. The proposal affects the amenity of the residents of neighbouring properties by virtue of loss of privacy.
4. There are also concerns about the loss of parking on Leas Road.

Members asked that if the District Council was minded to approve this application, obscure glazing be installed on the first floor windows which overlook Coplestone Road.

Application No: 18/0665/FUL
Applicant: Mr and Mrs M Bernstein
Location: Simcoe House, 8 Fore Street Hill, EX9 6PE
Proposal: Replacement of a greenhouse with a sauna building
Letters Received: None at the time the observations were made
Observations: This Council supports the application.

Application No: 18/0673/FUL
Applicant: Miss Burstow
Location: Flat 1, 58 East Budleigh Road, EX9 6EJ
Proposal: Retention of a single storey garage and loggia
Letters Received: One letter from the owner at the time the observations were made

Observations: This Council is unable to support this application for the following reasons:

1. The proposal is in contravention of Policy H3 of the Budleigh Salterton Neighbourhood Plan which states "The effect of infill and extension should not be detrimental to the character of the town and the neighbourhood areas. Development should be sensitively designed to reflect the character of the area and that of its neighbours..."
2. Over-development of the site.
3. The proposal affects the amenity of the residents of neighbouring properties by virtue of loss of privacy.

In summary, this application is contrary to Policy H3 of the Budleigh Salterton Neighbourhood Plan and Policy D1 and Strategy 46 of the East Devon Local Plan.

Application No: 18/0705/FUL
Applicant: Ms C Trim
Location: Lower Eryl Mor, 22a Victoria Place, EX9 6JP
Proposal: Construction of detached summerhouse
Letters Received: None at the time the observations were made
Observations: This Council supports the application which conforms to everything in Policy H3 of the Budleigh Salterton Neighbourhood Plan.

17.479 East Devon District Council: Notification of Planning Appeal

Application No: 17/2411/FUL
Applicant: Mr and Mrs Davey
Location: 11 Coastguard Road, EX9 6NU
Proposal: Proposed new house and garage with carport in rear garden.

17.480 East Devon District Council: Confirmation of Tree Preservation Orders

TPO No: 18/0041/PO
Location: Land to the south of 5 Fore Street Hill, EX9 6HB

17.481 Any other Business at the Chairman's Discretion

- Cllr Mrs C A Sismore-Hunt said she was concerned about the number of applications which were approved and then not built to approved plans. The Chairman said he hoped that if things were not built according to the plans East Devon District Council would take more action.

There being no further business, the Meeting closed at 7.27pm.


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Chairman

23/4/18
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Date