

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber on Monday 11 June 2018 at 7.00pm.

PRESENT

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

Clerk: Mrs J E Vanstone

Others Present: Six members of the public

18.050 Public Speaking Time

A resident spoke about application 18/0491/FUL.

She said she had lived in Copplestone Road for 32 years and her home was situated behind the application site. She asked that the application be refused. Numbers 2, 3 4 and 5 Copplestone Road had already suffered loss of privacy by a previous extension at 14 Leas Road and if approved this proposal could affect a further four houses. She said there was disregard for the occupants of the entire road and this would affect the wellbeing, privacy and safety of her neighbours. She said that a lot of work had been put into the Budleigh Salterton Neighbourhood Plan and hoped that Councillors would protect the goals and principles of the plan.

18.051 Apologies for Absence

Apologies were received from Cllr Mrs L D Evans (broken foot), Cllr Mrs M L Kenneally-Stone (family commitments), Cllr Mrs C A Sismore-Hunt (family commitments) and County Cllr Mrs C Channon.

18.052 Declarations of Interests in Items on the Agenda

Cllr C Richards declared a personal interest in Min 18.056 (18/1050/FUL) – he lives in an adjacent property.

18.053 Minutes

The Minutes of the Meeting of the Planning Committee held on 21 May 2018 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

18.054 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.



18.055 Planning Applications – Amended Plans

Application No: 18/0491/FUL
Location: 14 Leas Road, EX9 6SA
Proposal: Construction of detached 3no bed dwelling
Amendment: Revisions to window arrangements in rear and side elevations
Letters Received: Nine letters of objection at the time the observations were made

Observations: Whilst the revisions to the windows at the rear and side elevations have addressed some issues, Members feel unable to support the application on the following grounds:

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.

Application No: 18/0985/FUL
Location: 25 Victoria Place, EX9 6JP
Proposal: Raise roof of existing outbuilding
Amendment: Amendments to roof and first floor windows
Letters Received: None at the time the observations were made
Observations: This Council supports the changes to the application which will make the upper storey more usable accommodation

18.056 Planning Applications

Application No: 18/1050/FUL
Location: 11b Westfield Road, EX9 6SS
Proposal: Construction of three storey extension, porch and patio (revised scheme 16/1755/FUL)
Letters Received: One letter of objection at the time the observations were made
Observations: This Council supports the application which is situated on a large plot; there is plenty of room for this extension.

Application No: 18/0861/FUL
Location: 52-54 High Street, EX9 6NB
Proposal: Change of use of former sorting office to a public house with residential apartment above, including internal and external modifications
Letters Received: None at the time the observations were made
Observations: Members are pleased to see the building being used again and support the proposals which are in line with Policy EC1 of the Budleigh Salterton Neighbourhood Plan and Policy E5 of the East Devon Local Plan.
There are concerns that the fire escape does not become an ad hoc smoking/drinking area and Members ask that a condition be imposed which will mean this cannot happen.
If the District Council was minded to approve the application, Members ask that the George VI Coat of Arms above the main door is preserved.

ASB

Application No: 18/1108/LBC
Location: Flat 2, The Cliff, 10 Cliff Road, EX9 6JU
Proposal: Replace ground floor bay window on east elevation
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 18/1182/FUL
Location: 6 Cliff Road, EX9 6JR
Proposal: Construction of replacement garage/utility
Letters Received: None at the time the observations were made
Observations: This Council supports the application

18.057 East Devon District Council: Planning Decisions – Approvals

Application No: 18/0205/FUL
Location: Lily Farm Vineyard, Dalditch Lane, EX9 7AH
Proposal: Extension to existing vineyard premises and construction of new equipment/storage barn

Application No: 18/0601/TRE
Location: 1a Arden Close, EX9 6JG
Proposal: T1: Yew – i) Trim off annual soft growth, with typical cut size of approximately 10mm in diameter, maintaining the trees current crown shape and size ii) Repeat works annually for a period of up to ten years

Application No: 18/0665/FUL
Location: Simcoe House, 8 Fore Street Hill, EX9 6PE
Proposal: Replacement of a greenhouse with a sauna building

Application No: 18/0702/FUL
Location: Ottervale Products, Perriams Place, EX9 6LY
Proposal: Change of use of building to bakery and tasting bar, and addition of residential unit at first floor

Application No: 18/0754/COU
Location: Tax World, 55 High Street, EX9 6LE
Proposal: Change of use from A2 Office Use to a Beauty Salon

Application No: 18/0856/FUL
Location: 8a Fore Street, EX9 6NG
Proposal: Construction of side extension to accommodate domestic lift

Application No: 18/0815/FUL
Location: 10 Deepways, EX9 6RA
Proposal: Construction of summerhouse

18.058 East Devon District Council: Planning Decisions – Refusals

Application No: 18/0564/TRE
Location: Hafod, Cricket Field Lane, EX9 6PB
Proposal: R17 and R18: Holly trees – i) Crown reduce to retain trees with a height of 6 metres. ii) Reduce side growth by up to approximately 1 metre. iii) Continue to maintain the two trees at this size



Application No: 18/0673/FUL
Location: Flat 1, 58 East Budleigh Road, EX9 6EJ
Proposal: Retention of a single storey garage and loggia

18.059 Correspondence Received:

18/1049/VAR, Land rear of 1 Chapel Hill, EX9 6NX – letter of objection
18/1002/OUT, 100 Granary Lane, EX9 6EP – letter of objection

18.060 Any other Business at the Chairman's Discretion

- The Town Mayor, Cllr T D Wright reported that a partition had been erected in the garage on Cliff Road and he understood the conversion was to create storage units for let. He had raised this at East Devon District Council but an application for change of use had been not yet been received.
- Cllr C A Kitson asked if the Chairman had any comments about the new café on the High Street!

Cllr Wright said he had raised this with the Environmental Health and Planning Departments at East Devon District Council. The Environmental Health officer was happy with the way the food was prepared and served. He had advised that they apply for a food standards certificate. As far as Planning is concerned, it is still a shop and he was not sure if they would apply for change of use.

Cllr R D Sherriff asked if there was a law to provide bathroom facilities if there was more than a certain number of tables.

Cllr Wright said that the Environmental Health officer had checked the premises, so it was in his hands.

There being no further business, the Meeting closed at 7.23pm.


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Chairman

..... 25.06.2018
Date

