

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee to be held in the Council Chamber on Monday 29 October 2018 at 7.00pm.

PRESENT

Cllr A J Dent (Chairman)
Cllr T D Wright (Town Mayor)
Cllr Mrs L D Evans
Cllr A N Gooding
Cllr M C Hilliar
Cllr A L Jones
Cllr Mrs M L Kenneally-Stone
Cllr C A Kitson
Cllr C Richards
Cllr R D Sherriff
Cllr Mrs C A Sismore-Hunt

Clerk: Mrs J E Vanstone

Others Present: One member of the public

18.242 Public Speaking Time

No members of the public wished to speak.

18.243 Apologies for Absence

Apologies were received from the Deputy Town Mayor, Cllr S V Hall (family commitments).

18.244 Declarations of Interests in Items on the Agenda

No interests were declared.

18.245 Minutes

The Minutes of the Meeting of the Planning Committee held on 8 October 2018 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

18.246 Declaration by District Councillors

It was formally noted that the participation of Cllr A J Dent 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.

18.247 Planning Applications

Application No: 18/2021/VAR
Location: Land South of B3178 (Evans Field)
Proposal: Variation of Condition 2 (plans condition) of planning permission 11/2629/MFUL to propose changes in layout and furthermore to reduce the amount of affordable housing
Letters Received: None at the time the observations were made
Observations: This Council is unable to support the variation for the following reasons:
1. The site is outside the Built-Up Area Boundary and in the Area of Outstanding Natural Beauty. Planning permission was granted to provide much needed affordable housing in the area, this is still the case.



2. This variation is contrary to Strategy 34 of the East Devon Local Plan which requires 50% affordable housing in Budleigh Salterton.
3. Budleigh Salterton Neighbourhood Plan mentions the need for affordable housing in Para 5.7 (b) and the requirement for at least 30 more homes in the town, which the approved plans would provide.

Members also felt that the profit margin, covered in the Financial Viability Analysis, produced for the developer in July 2018, is excessive and there is therefore scope to reduce this profit at the same time providing much-needed affordable housing.

Application No: 18/2373/FUL
 Location: 4 Granary Lane, EX9 6JD
 Proposal: Construction or rear conservatory (removal of existing rear extension)
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application

18.248 East Devon District Council: Planning Decisions – Approvals

Application No: 18/1271/FUL
 Location: Nags Head (Flat) 16A Westbourne Terrace, EX9 6BR
 Proposal: Proposed demolition of garage and construction of single storey extension together with alterations to the facades of original dwelling; erection of garden chalet and removal of tree

Application No: 18/1366/CPE
 Location: 1 Ocean House, 10 Fore Street, EX9 6NG
 Proposal: Certificate of lawfulness use for the demolition of internal walls and the digging of a trench pursuant to planning permission 14/1081/FUL (extension of existing retail space, etc.)

Application No: 18/1737/FUL
 Location: 32 Honey Park Road, EX9 6EG
 Proposal: Extension to existing roof dormer

Application No: 18/1708/FUL
 Location: Taj Mahal, 1B High Street, EX9 6LD
 Proposal: Single storey rear and side extension

Application No: 18/1732/LBC
 Location: The Barn, Clyst Hayes Farm, 2 Knowle Road, EX9 6AS
 Proposal: Retention of internal wooden spiral staircase, oak/glass balustrade and flue

Application No: 18/1848/TRE
 Location: 2 Clyst Hayes Gardens, EX9 6BE
 Proposal: T1: Monterey Cypress:

- i) Crown raise to approximately 5 metres above level of field to rear
- ii) Crown reduction on aspect facing dwelling, retaining a tree with a minimum radius of 6 metres. Pruning cuts up to 50mm in diameter

Application No: 18/1885/TCA
 Location: Lantern House, 3 Chapel Hill, EX9 6NY
 Proposal: Fell 3 conifers (nos 1, 2 and 3) on south edge of property

Application No: 18/1942/TCA
Location: 25 Victoria Place, EX9 6JP
Proposal: Eucalyptus tree – pollard back to previous work

18.249 East Devon District Council: Notification of Planning Appeal

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

18.250 Any other Business at the Chairman's Discretion

No other business was raised.

There being no further business, the Meeting closed at 7.14pm.

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Chairman

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Date