

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber on Monday 10 June 2019 at 7.00pm.

PRESENT

Cllr R D Sherriff (Chairman)
Cllr Mrs C A Sismore-Hunt (Town Mayor)
Cllr M C Hilliar (Deputy Town Mayor)
Cllr A J Dent
Cllr P W R Duke
Cllr Mrs L D Evans
Cllr D J Hayward
Cllr A L Jones
Cllr Mrs M L Kenneally-Stone
Cllr Mrs M P Lewis
Cllr T D Wright

Town Clerk: Mrs J E Vanstone

Others Present: District Cllr P M Jarvis and thirteen members of the public

19.057 Public Speaking Time

A resident, speaking on behalf of the Otter Valley Association, wished to object to application 19/0154/FUL. She said that the site was in the town's Conservation Area (CA), and for good reason. She explained that by 2008 the majority of Victorian and Edwardian houses in the town had been lost to development and West Hill Lane was the only area left with such examples and the CA had been extended to include the lane. She said that when any development was carried out in a CA, layout, materials and car parking spaces were some of the things that had to be taken into account and whether the development would harm or enhance the CA. In 2016 the division of the main house was approved, and the work carried out to date was far from those approved plans. She felt that the plans for discussion did not guarantee that the CA would be enhanced and therefore must be rejected.

Another resident spoke on application 19/0154/FUL. He was most concerned about the loss of trees which had resulted in an open aspect and serious overlooking to the area to the north of the site, especially Little Knowle. He thought the doors and windows would cause more overlooking and the proposed coach house was larger and nearer the boundary and could potentially cause damage to tree roots. There could also be issues with shading which may need further tree removal in the future.

A resident spoke in support of the application. He said that matters relating to parking and pedestrian issues had already been agreed. He explained that the existing house needed extensive repair work. He refuted a lot of the "untruths" that had been made by some residents of the town and reassured those present that owls and bats would not be disturbed by the development.

A resident concluded by saying that there were issues of neighbourliness and privacy – there would be three dormer windows looking into her bedroom and previously agreed window styles had been changed. She was concerned about unacceptable light pollution. She said that the submitted plans were not what was being discussed at the meeting.

A resident spoke about application 19/0153/VAR. He said the revised landscaping proposals only had five trees which replaced trees lost by illegal felling and one which had died. He said the rear of the site sloped to the north and then descended steeply. 31 trees on this side had been felled initially and he understood that no new trees were proposed for the higher part of the slope.

RDS

19.058 Apologies for Absence

None, all Members being present.

19.059 Declarations of Interests in Items on the Agenda

No interests were declared.

19.060 Minutes

The Minutes of the Meeting of the Planning Committee held on 20 May 2019 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record.

19.061 Declaration by District Councillors

It was formally noted that the participation of Cllr A J Dent and Cllr T D Wright, who were 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.

19.062 Planning Applications - Amended Plans

Application No: 19/0154/FUL
Location: 7 West Hill Lane, EX9 6AA
Proposal: Existing four storey dwelling to be subdivided into three apartments with the addition of two new dwellings to form a development around the existing house (amendments to extant consent 16/1998/FUL)

Amendment: Revisions to reflect, in part, scheme as developed on site
Letters Received: One letter of support and three letters of objection at the time the observations were made

Observations: This Council supports the application. Each of the amendments was looked at in depth and it was agreed that the changes were in keeping with the Conservation Area and would not cause any undue overlooking issues to neighbouring properties, especially once the screening was planted. Councillors felt it was concerning that many of the amendments in this current application had been commenced and this required East Devon District Council (EDDC) to put in place an enforcement notice halting work on the site earlier this year. While EDDC had given permission for work to recommence, it was felt that the Town Council should register its disapproval with regard to this action.

Application No: 19/0153/VAR
Location: 7 West Hill Lane, EX9 6AA
Proposal: Variation of Condition 7 (Landscaping) of planning permission 16/1998/FUL (Existing four storey dwelling to be subdivided into three apartments with the addition of three dwellings) - submission of an alternative soft landscaping drawing

Amendment: Revised landscaping proposals
Letters Received: One letter of support and one letter of objection at the time the observations were made

Observations: This Council supports the application



19.063 Planning Application:

Application No: 19/1137/FUL
Location: 38 Station Road, EX9 6RT
Proposal: Construction of first floor extension above existing garage
Letters Received: None at the time observations were made
Observations: This Council supports the application

19.064 East Devon District Council: Planning Decision – Approval

Application No: 19/0558/FUL
Location: 1 Woodlands, EX9 6AT
Proposal: Construction of two storey side extension and first floor extension above existing garage


19.065 Planning Inspectorate: Result of Appeal

Application No: 18/1002/OUT
Location: 100 Granary Lane, EX9 6EP
Proposal: New dwelling
Decision: The appeal is dismissed

19.066 Any other Business at the Chairman's Discretion

No other business was raised.

There being no further business, the Meeting closed at 7.46pm.


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Chairman
24 June 2019
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Date