

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held online via Zoom on Monday 27 April 2020 at 8.39pm.

PRESENT

Cllr R D Sherriff (Chairman)
Cllr Mrs C A Sismore-Hunt (Town Mayor)
Cllr M C Hilliar (Deputy Town Mayor)
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 H L Riddell
Cllr G Turner

Town Clerk: Mrs J E Vanstone

Others Present: District Cllr A J Dent and District Cllr T D Wright

19.502 Public Speaking Time

No members of the public wished to speak.

19.503 Apologies for Absence

Apologies were received from Cllr A F Chaplin.

19.504 Declarations of Interests in Items on the Agenda

- Cllr Mrs L D Evans declared a personal interest in Min 19.507 (20/0721/FUL) – she is a neighbour
- Cllr D J Hayward declared a personal interest in Min 19.507 (20/0607/FUL) – he runs a business in the nearby workshops
- Cllr Mrs M L Kenneally-Stone declared a personal interest in Min 19.507 (20/0721/FUL) – she knows the applicants

19.505 Minutes

The Minutes of the Meeting of the Planning Committee held on 9 March 2020 had been circulated prior to the Meeting. It was unanimously agreed they be signed as a true record at the next physical meeting.

19.506 Planning Applications: Delegated Decisions

The decisions made by the Committee since 9 March 2020 were ratified:

Application No: 20/0495/FUL
Location: Blue Skies, 10 Vales Road, EX9 6HS
Proposal: Construction of detached dwelling (variations to previously approved planning application ref 19/2587/FUL)
Letters Received: None at the time the observations were made
Observations: This Council supports the application which sees minor changes to the previously approved application

Application No: 20/0261/FUL
Location: Land off, East Terrace, EX9 6PQ
Proposal: Renovation and development of existing outbuilding to provide a hobby room and construction of new steps and path
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 20/0535/FUL
 Location: 5 The Lawn, EX9 6LT
 Proposal: Construction or rear extension and alterations; bin store situated at the front of the property
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application

Application No: 20/0364/FUL
 Location: 42 High Street, EX9 6LQ
 Proposal: Change of use on ground floor from solicitors' office (use class A2) to a hot food takeaway (use class A5) and installation of extract system at the rear
 Letters Received: None at the time the observations were made
 Observations: This Council is unable to support the application. Members are not happy that concerns raised by the District Council's Environmental Health Department have not been taken into account.

Application No: 20/0603/FUL
 Location: Foxwood, Knowle Road, EX9 6AS
 Proposal: Construction of single storey side extension
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application but would like the windows to match existing

Application No: 20/0604/FUL
 Location: 47 East Budleigh Road, EX9 6EW
 Proposal: Proposed demolition of existing detached garage and reconstruction of replacement garage
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application

Application No: 20/0508/FUL (*Adjoining Parish*)
 Location: Coxen, Long Orchard, Dalditch Lane, EX9 7AH
 Proposal: Change of use of an existing outbuilding to gymnasium, workshop and store. Construction of 1 no replacement shed and 1 no. new garden shed
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application

Application No: 20/0509/LBC (*Adjoining Parish*)
 Location: Coxen, Long Orchard, Dalditch Lane, EX9 7AH
 Proposal: Change of use of an existing outbuilding to gymnasium, workshop and store. Construction of 1 no replacement shed and 1 no. new garden shed. Alterations to the main house including conversion of existing garage to an open living space.
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application

Application No: 20/0534/FUL
 Location: Coastguard House, 18 Coastguard Road, EX9 6NU
 Proposal: Construction of first floor rear extension and addition of cladding
 Letters Received: None at the time the observations were made
 Observations: This Council supports the application

Application No: 20/0528/VAR
Location: 5 Northview Road, EX9 6BY
Proposal: Variation of condition 2 (plans condition) of planning permission 19/1875/FUL (erection of 2 no. four bedroom dwellings) amended house designs and parking arrangements
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 20/0616/FUL
Location: 16 Bridge Road, EX9 6EA
Proposal: Construction of two storey side extension, single storey rear extension and garage
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 20/0660/FUL
Location: 6 Fountain Hill, EX9 6BX
Proposal: Demolition of conservatory, two storey extension and replacement roof on existing single storey extension
Letters Received: None at the time the observations were made
Observations: This Council supports the application

19.507 Planning Applications

Application No: 20/0663/FUL
Location: 25 Meadow Close, EX9 6JN
Proposal: Replacement of existing porch and balcony
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 20/0690/FUL
Location: 32c Fore Street, EX9 6NH
Proposal: Erection of glass canopy to rear south elevation
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 20/0669/FUL
Location: 6 Elmside, EX9 6RP
Proposal: Construction of replacement garage and infill single storey side extension
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 20/0607/FUL
Location: Council Chambers, Station Road, EX9 6RL
Proposal: Provision of altered/additional car parking facilities
Letters Received: None at the time the observations were made
Observations: This Council is unable to support the application for the following reasons:

1. Over-development of the site.
2. Loss of amenity and green space for the residents of the flats and those living in Station Road.
3. The proposal could cause safety and traffic issues for pedestrians and drivers using the Norman Centre, those working and/or visiting the businesses based at Salterton Workshops and users of the Lower Station Road Car Park.

Members feel the proposal goes against Policy H3c of the Budleigh Salterton Neighbourhood Plan which states "development, including garden size, should reflect the existing grain/density/pattern of surrounding development".

Application No: 20/0703/VAR
Location: 20a Clinton Close, EX9 6QD
Proposal: Variation of condition 2 (approved plans) of planning permission 17/1278/FUL (demolition of existing single storey side extension and construction of two storey attached 3 bed house and shared access to onsite parking) to allow changes in design
Letters Received: None at the time the observations were made
Observations: This Council supports the application which Members feel are an improvement on the approved plans

Application No: 20/0721/FUL
Location: 29 Victoria Place, EX9 6JP
Proposal: Installation of rooflights to front roof pitch and replacement of existing windows and doors
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 20/0755/FUL
Location: 13 Meadow Close, EX9 6JN
Proposal: Proposed single storey front extension (east), single storey side extension (south) and loft conversion
Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 20/0655/FUL
Location: 11 Northview Road, EX9 6BZ
Proposal: construction of two storey front and rear extensions, including balcony to rear. Construction of first floor extension to the side and single storey extension to existing garage. Provision of cladding to main house and insertion of new first floor window to southwest elevation
Letters Received: None at the time the observations were made
Observations: This Council supports the application

19.508 East Devon District Council: Planning Decisions – Approvals

Application No: 19/2237/FUL
Location: 4 Bridge Road, EX9 6EH
Proposal: Construction of two storey side and rear extension, porch and detached garage (revision to 18/1001/FUL)

Application No: 19/2551/FUL
Location: Store Building, Station Road, EX9 6RN
Proposal: Demolition of existing building and replacement with a new chalet style dwelling with amenity space and off street parking

Application No: 20/0278/FUL
Location: The Watch House, 32a Fore Street, EX9 6NH
Proposal: Replacement of existing steel railing balcony guarding with glass panels and the installation of PV panels to the pitched roof of the rear (south) elevation

Application No: 20/0365/TRE (*Split Decision*)
Location: 18 Copp Hill Lane, EX9 6DU
Proposal: T1 – Oak: Remove dead wood, broken branches and snags and shorten back canopy to gain a 2m clearance of the dwelling

Application No: 20/0385/FUL
Location: Summer House, 8a Boucher Way, EX9 6HQ
Proposal: Construction of an extension on south side of house to provide a ground floor bedroom with ensuite and roof space for solar panels. Construction of garage in front garden. Revise existing dormer in rear roof.

Application No: 20/0404/FUL
Location: 18 Mansfield Terrace, EX9 6EN
Proposal: Alterations to existing house including revised roof design, including side roof light, rear extension and porch canopy

Application No: 20/0495/FUL
Location: Blue Skies, 10 Vales Road, EX9 6HS
Proposal: Construction of detached dwelling (variations to previously approved planning application ref 19/2587/FUL)

Application No: 20/0603/FUL
Location: Foxwood, Knowle Road, EX9 6AS
Proposal: Construction of single storey side extension

Application No: 20/0604/FUL
Location: 47 East Budleigh Road, EX9 6EW
Proposal: Proposed demolition of existing detached garage and reconstruction of replacement garage

Application No: 20/0534/FUL
Location: Coastguard House, 18 Coastguard Road, EX9 6NU
Proposal: Construction of first floor rear extension and addition of cladding

19.509 East Devon District Council: Planning Decision – Refusal

Application No: 20/0365/TRE (*Split Decision*)
Location: 18 Copp Hill Lane, EX9 6DU
Proposal: T1 – Oak: Reduce the remainder of the crown to a suitable second order branch to leave a natural form with a radial spread of approximately 6m

19.510 Any other Business at the Chairman's Discretion

- Cllr D J Hayward confirmed he will contact his neighbours regarding the report that some may have been disposing of garden waste over the cliffs.

There being no further business, the Meeting closed at 9.00pm.

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Chairman

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Date