



Budleigh Salterton Town Council

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PUBLIC QUESTIONS AT BUDLEIGH SALTERTON PLANNING MEETINGS

Budleigh Salterton Town Council and Planning

You may or may not be aware that the Town Council is a Statutory Consultee to the Local Planning Authority and does not make decisions on planning matters. The Planning Committee is however required to make known its willingness to support, or not, planning applications based on local knowledge and current planning policies in order that these views can be taken into account when the final decision is made by East Devon District Council as the Planning Authority.

How to speak at Planning Committee Meetings?

Members of the public are welcome to attend and can speak for up to three minutes at the beginning of the meeting under Public Speaking Time. Please ensure you give notice of your intention to speak and a short overview of what you wish to speak about, by noon on the preceding Friday (relative to the meeting you would like to speak at). This can be made via clerk@budleighsaltertontowncouncil.gov.uk. Where there is an interest group or objectors or supporters, a spokesperson should be appointed to speak on behalf of the group. Extra papers and/or handouts can be circulated at the meeting. Speakers should restrict their comments to material planning considerations only and are requested not to repeat previous comments if their points have already been covered.

What CAN be considered by the committee

- Adopted plans and policies
- Availability of public infrastructure, density, layout, siting, design and external appearance, means of access, capability of roads to cope with extra traffic, car parking, landscaping
- Effects of overlooking, loss of light, overshadowing, visual intrusion, noise and disturbance, overbearing, light pollution
- The impact on a Conservation Area and Listed Building, and in the East Devon Natural Landscape (EDNL)
- Planning History shows relevant problems
- Drainage and potential flooding issues
- Contaminated land or stability issues

What can NOT be considered

- Loss of a view
- Who the applicant or occupant is
- Unfair competition
- Amount of money an applicant may make
- Breach of covenants and civil disputes
- Devaluation of any local property
- Moral and religious issues
- Matters which relate to other regulatory regimes eg Licensing or Health & Safety
- Matters which relate to safety or disruption during construction (although it is sometimes possible to regulate the hours of work on certain sites)
- Lack of adequate parking (for a town centre development)

Please Note....

Attendees at meetings are asked to offer all speakers the courtesy of listening to others' points of view even if they do not agree.

The Chairman will not tolerate any interruptions from the public and is entitled to exclude people from the meeting if the business of the committee cannot be carried out effectively.

The Chairman also has the right and discretion to control questions and irrelevant points being raised to avoid disruption, repetition and to make best use of the meeting time.

After the public speaking period has finished the debate will begin and the public can take no further part in the meeting.

Planning Committee Dates

The Planning Committee normally meets on the second and fourth Monday of each month (except August and December). Dates of meetings can be found on the Council's website or by contacting the Council Offices.

For further information please contact the Town Clerk via telephone or email or in person at the offices which are open Monday, Wednesday, Friday 10am to 1pm.