



Budleigh Salterton Town Council

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24 November 2021

You are hereby summoned to attend a Meeting of the Planning Committee to be held in the Public Hall, Station Road, Budleigh Salterton on Monday 29 November 2021 at 7.00pm. The Agenda is set out below.

Mrs J E Vanstone
Town Clerk

AGENDA

1. Public Speaking Time (15 minutes maximum)

Members of the public are invited to address the Committee.

- Each individual person exercising the right to speak during this public time is restricted to speaking for a total of 3 minutes.
- Any questions put to the Committee must be put through the Chairman.
- The Chairman has the right and discretion to control speaking time to avoid disruption, repetition and to make best use of the meeting time.

2. To receive any Apologies for Absence

3. Declarations of Interests in Items on the Agenda

NB!! You must declare any personal and/or disclosable pecuniary interest in an item before it is discussed. Make sure you say the reason for your interest, as this has to be noted. If your interest is of a disclosable pecuniary nature you must leave the room.

4. Minutes

To confirm the Minutes of the Meeting of the Planning Committee held on 25 October 2021.

5. Planning Applications – Amended Plans: Delegated Powers

To note the decisions made under delegated powers.

Application No: 21/1517/FUL

Location: Land East of East Budleigh Road, EX9 6HF

Proposal: Erection of two 4-bedroom dwellings and access

Amendment: Relates to revisions to form and scale of dwellings

Letters Received: None at the time the observations were made

Observations: This Council is unable to support the amendments to the application for the following reasons:

1. Over-development of the site
2. The proposal will affect the amenity of neighbouring properties by virtue of over-looking

In summary, the development does not comply with Policies H1, H2, H3 and NE4 of the Budleigh Salterton Neighbourhood Plan.

6. **Planning Applications: Delegated Powers**

To note the decisions made under delegated powers.

Application No: 21/2684/FUL
Location: 1 Rolle Road, EX9 6JZ
Proposal: Change of use of the ground floor of the building from E(b) sale of food and drink for consumption (mostly) on the premises to C3 dwelling house with additional access and alteration to fenestration

Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 21/2764/VAR
Location: 11 Northview Road, EX9 6BZ
Proposal: Variation of condition 2 (approved plans) of application 20/0655/FUL (Construction of two storey front and rear extensions, including balcony to the 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 SW elevation)

Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 21/2630/FUL
Location: 13 High Street, EX9 6LD
Proposal: Replacement of existing wooden window frames, wooden entrance door, single pane glass, and wooden panelling below windows

Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 21/2847/FUL
Location: 9 Cliff Terrace, EX9 6JY
Proposal: Alterations to windows and addition of cladding to rear elevation; replacement windows and doors on rear elevation; demolition of existing garage and replace with proposed new garage

Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 21/2853/FUL
Location: 4 West Hill, EX9 6BW
Proposal: Conversion of coach house to ancillary accommodation

Letters Received: None at the time the observations were made
Observations: This Council supports the application

Application No: 21/2854/LBC
Location: 4 West Hill, EX9 6BW
Proposal: Conversion of coach house to ancillary accommodation

Letters Received: None at the time the observations were made
Observations: This Council supports the application

7. **Planning Applications**

Application No: [21/2919/FUL](#)
Location: 34 Moorhead, EX9 6PZ
Proposal: Proposed two storey rear extension and first floor side window serving the bathroom

Letters Received: None at the time the agenda was prepared

Application No: [21/2993/FUL](#)
Location: St Peters Parish Church, The Lawn, EX9 6LT
Proposal: Re-surfacing of existing hardstanding and the creation of new angled vehicular parking spaces. Alterations to soft landscaping. Erection of stone faced retaining wall to create access for boom lift to north side of church for continued essential maintenance of church roofs.
Letters Received: None at the time the agenda was prepared

Application No: [21/3005/FUL](#)
Location: 11 Coastguard Road, EX9 6NU
Proposal: Single storey side extension and erection of a detached garage
Letters Received: None at the time the agenda was prepared

Application No: [21/3027/FUL](#)
Location: 8 Northview Road, EX9 6BZ
Proposal: Two storey side extension to existing garage and second floor extension to create a small observatory
Letters Received: None at the time the agenda was prepared

8. **East Devon District Council: Planning Decisions – Approvals**

Application No: 21/2501/TRE
Location: Hafod, Cricket Field Lane, EX9 6PB
Proposal: G1: Holm Oaks – Reduce height by 4m, maximum diameter of cut (MDC) 75mm. Prune foliage on southern aspect away from neighbouring property accordingly, MDC 50mm. Prune northern aspect to keep balanced shape, MDC 30mm.
R19: Lime – Crown reduce by 3m, MDC 50-75mm.
R1: Lime – Crown raise to 5.5m above ground level over road only, MDC 25mm.
R11: Lime – Crown clean and thin by 10%, MDC 25mm
Reason for works:
G1: The Holm Oaks have become particularly large for area and are over dominant over property to the south. Neighbours have requested the trees be pruned, works are considered in line with British Standard BS 3998:2010.
R19: This is a large tree with a history of pruning, due to the time lapsed since last pruning operation it would be prudent to reduce the tree to reduce loadings on the lower sections of the tree, particularly regrowth points.
R1: To comply with the Highways Act 1980.
R11: This is a dense specimen, crown clean for the benefit of the tree long term health

Application No: 21/2657/FUL
Location: 100 Granary Lane, EX9 6EP
Proposal: Single storey side/rear extension, single storey front extension including removal of bay window and addition of an enlarged porch to front

9. **Any other Business at the Chairman's Discretion**

NB!! No decisions may lawfully be made under this Agenda item.