Budleigh Salterton Town Council
Town Clerk: Mrs A Gater-Wildgust
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4 November 2026

You are hereby summoned to attend a Meeting of the Planning Committee which will be held in the Council Offices, Station Road, Budleigh Salterton on Monday 9 November 2026 at 7pm. The Agenda is set out below.

Alice Gater-Wildgust

Mrs A Gater-Wildgust
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 Chair.
- The Chair has the right and discretion to control speaking time to avoid disruption, repetition and to make best use of the meeting time.

2. Apologies for Absence

3. Declarations of Interest and Dispensations
Members must declare any disclosable pecuniary interest before the relevant item is discussed and must comply with the requirements of the Council's Code of Conduct, including any requirement to withdraw from the meeting.

4. Minutes
Minutes of the meeting held on 26 October 2026 to be approved.

5. Applications
The Committee will consider the applications listed below and agree any representations to be submitted to East Devon District Council. All applications are available on the EDDC Planning Portal at Simple Search

Reference:	26/2043/FUL
Address:	Rowanhays 29 Station Road Budleigh Salterton EX9 6RW
Proposal:	Alterations to existing property to block up 2no. windows, install a velux rooflight, replace 2no. existing windows with uPVC units and construct a new timber frame wall to replace a single skin of brickwork together with alterations to the existing driveway to provide off road parking and turning facility and associated new fencing and brick walls
Letters received:	None at the time the agenda was prepared.

Reference:	26/1954/FUL
Address:	The Old Fire Station, Station Road, EX9 6RJ
Proposal:	Proposed container for storage purposes in relation to the Budleigh Community Workshop
Letters received:	None at the time the agenda was prepared

Reference:	26/1976/FUL
Address:	23 East Budleigh Road Budleigh Salterton EX9 6HW
Proposal:	Replace existing hedge with wooden fence 26 meters long, 1.37m high with capping along Bridge Road side of property from the bridge to present beech hedge. fence to be feathered board on 38mm x 88mm rails with 100 mm x 100mm posts, 610mm into ground.
Letters received:	None at the time the agenda was prepared.

6. Applications for Tree Works – For information

Reference	26/2164/TCA
Address	Flat 1 24 West Hill Budleigh Salterton EX9 6BS
Proposal	T1, Holm Oak: crown reduce to existing pollard points approximately 3.5-4m above ground level. Reduce all aspects of tree to leave a balanced shape to allow a new crown formation. Maximum diameter of cuts 50mm.

7. Decisions – For Information

Reference:	25/0086/MFUL
Address:	Land To The West Of Barn Lane Budleigh Salterton
Proposal:	Construction of 35 dwellings (including open market and affordable), access and associated landscaping, open space and SUDS drainage
Decision:	Approval with conditions. (approved 21 October 2026)

8. Discharge of Planning Conditions – For information

The following application has been submitted to East Devon District Council for the discharge of planning conditions. The application is included for members' information and noting only. Any decision regarding the discharge of conditions rests with East Devon District Council.

Reference	26/2187/DOC
Address	Land To The West Of Barn Lane Budleigh Salterton
Proposal	Discharge of condition for 25/0086/MFUL: Condition 3 (drainage plans), Condition 5 (CEMP), Condition 6 (cycle storage details), Condition 8 (external lighting strategy), Condition 11 (waste audit statement), Condition 13 (boundary treatment plans), Condition 14 (external materials), Condition 16 (engineering plans)
Status	Awaiting decision

9. Planning Applications – Responses Submitted Under Delegated Authority

From time to time, planning applications or amendments are received by East Devon District Council with consultation deadlines that fall between scheduled meetings of the Town Council's Planning Committee. Where it is not practical to convene a further meeting, responses may be submitted under the delegated authority granted by the Council, in accordance with its agreed procedures.

Reference:	26/1714/FUL
Address:	5 Long Copp Budleigh Salterton Devon EX9 6DY
Proposal:	Amendment to original plans
Response:	The Town Council does not support the planning application or the Proposed amendments for the following reasons. The Council remains concerned that the amendments have not adequately addressed the impact of the proposed building on neighbouring properties, particularly in relation to its siting, overall height, size and roof space. Although the height of the proposed building has been reduced, the revised plans indicate that its footprint would remain substantial, and its height would still be greater than would normally be expected for a garage. The footprint of

the building is significant in comparison with that of the existing house and, despite the reduction from the original application, the proposal cannot reasonably be considered a modest addition.

The Council considers that the scale, massing and location of the proposed building would have an overbearing impact on neighbouring properties, resulting in an adverse visual effect and the potential loss of natural light. These concerns have not been satisfactorily resolved by the amendments submitted.

10. Any other business at the Chair's Discretion

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