

BUDLEIGH SALTERTON TOWN COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 14 September 2026.

The meeting commenced at 7pm.

PRESENT

Cllr R Doorbar (Chair)
Cllr P Lewis

Cllr A Chaplin
Cllr P Manfield

Cllr J Jamieson
Cllr G Woodcraft

Cllr P Jones

In attendance: Alice Gater-Wildgust (Town Clerk) and two members of the public.

26.181 Public Speaking Time

A member of the public spoke in objection to planning application 26/1714/FUL, raising concerns regarding the scale, siting, massing and overall design of the proposed development and its relationship with neighbouring residential property.

Particular concern was expressed that the development would constitute an overdevelopment of the site and would fail to respond appropriately to the established character and spatial qualities of the surrounding area. The proposed scale and built form were considered disproportionate to the plot, with the development having the potential to appear visually dominant and imposing from neighbouring properties.

The speaker referred to Policy D1 of the East Devon Local Plan, which requires development to achieve a high quality of design and to respond appropriately to its context, including consideration of scale, massing, height, materials, layout and the relationship with neighbouring development. Concern was raised that the proposal would fail to adequately respect these principles and would have an adverse effect on the character and appearance of the locality.

Further concerns were raised regarding the impact on neighbouring residential amenity, including potential effects arising from the height and proximity of the proposed development. Particular reference was made to the potential for an increased sense of enclosure, loss of light, an overbearing relationship and impacts upon privacy and outlook.

The speaker also questioned whether the submitted information adequately demonstrated the true visual and spatial impact of the proposal, particularly in relation to existing and proposed ground levels, the height of the building and its proximity to neighbouring boundaries.

It was therefore submitted that the proposal, by reason of its scale, massing, height, siting and relationship to adjoining properties, would result in unacceptable harm to the character of the area and the residential amenity of neighbouring occupiers and would be contrary to the relevant provisions of Policy D1 of the East Devon Local Plan.

26.182 Apologies for Absence

Apologies were received and accepted from Cllrs Cook, Cunningham and Woodman.

26.183 Declarations of Interest and Dispensations

There were no interests declared.

26.184 Minutes

The minutes of the meeting held on 24 August 2026 were approved.

26.185 Applications

All applications are available on the EDDC Planning Portal.

Reference: 26/1794/FUL

Address: Wainholm East 13 Knowle Road EX9 6AR

Proposal: Part retrospective application for the Removal and replacement of existing summer house, garden shed and greenhouse with a new detached summer house/playhouse

Letters received: None at the time the observations were made.
Observations: This council supports the application.

Reference: 26/1793/FUL
Address: 9 Boyne Road EX9 6SE
Proposal: Proposed single storey rear extension
Letters received: None at the time the observations were made.
Observations: This council supports the application.

Reference: 26/1714/FUL
Address: 5 Long Copp EX9 6DY
Proposal: Detached double garage with first-floor ancillary gym/office accommodation and shower room, within the residential curtilage. The development is ancillary to the existing dwelling and does not create an additional dwelling or independent residential planning unit.

Letters received: None at the time the observations were made.
Observations: This council does not support the application for the following reasons:
The proposal is in direct conflict with Policy H3 of the Budleigh Salterton Neighbourhood plan regarding infill developments and extensions which states that any developments should not result in overdevelopment and loss of amenity to neighbouring properties and that the development should reflect the existing density and pattern of surrounding development.

Additional this is in conflict with the adopted ED local Plan, Policy D1 – Design and local distinctiveness. It is demonstrated in the provided plans that the scale, massing and height is not in keeping with its immediate surroundings. Members raised significant concerns regarding the scale, height and siting of the proposed building. At approximately 8.7 metres to the apex, it was considered overly imposing and too close to the neighbouring boundary, resulting in potential overdevelopment of the plot. Members considered the development to be excessive in scale, potentially equivalent to the floor area of two bedroom houses and suggested that a smaller garage arrangement closer to the existing house may be more appropriate.

There were particular concerns regarding the loss of morning light, increased sense of enclosure, overbearing impact and loss of privacy to neighbouring properties. The location and number of proposed windows were also questioned.

Concerns were also raised regarding the potential future use of the building, including noise from gym equipment which has the potential to have an impact on neighbouring properties. The proposed removal of a tree was also questioned, including whether replacement planting would be provided. Overall, Members considered the proposal to be too large and overbearing for its location, with potential harm to neighbouring residential amenity and the character of the area. The proposal should therefore be assessed against the relevant East Devon Local Plan policies relating to design, character and residential

amenity, together with the National Planning Policy Framework.

7.18pm 2 members of the public left the meeting.

Reference: 26/1751/FUL
Address: Retreat, Knowle Village, Knowle EX9 6AL
Proposal: Proposed replacement front porch and rear single storey extensions.
Letters received: None at the time the observations were made.
Observations: This council supports the application.

Reference: 26/1649/FUL
Address: The Watch House, 32A Fore Street EX9 6NH
Proposal: Proposed new external wall cladding to the second floor walls of the west, south and east elevations.
Letters received: None at the time the observations were made.
Observations: This council supports the application.

Reference: 26/1678/FUL
Address: Land adjacent to Kersbrook Brook – Kersbrook EX9 7AD
Proposal: Proposed creation of an all-weather turnout and riding arena for private use - the land will remain for equestrian use.
Letters received: None at the time the observations were made.
Observations: This council supports the application.

Reference: 26/1298/LBC
Address: Lion House 10 Fore Street Hill EX9 6PE
Proposal: Removal of existing door & architrave and infill opening at first floor landing area and relocate door & architrave from master bedroom to wardrobe area.
Letters received: None at the time the observations were made.
Observations: This council supports the application this application. It was noted that the level of detail and information provided demonstrated that the applicant had sought strong professional advice and had made every effort to ensure that the property would be maintained to a high standard.

26.186

Decisions (Noted:)

Application No: 26/0365/FUL

Address: 8 Exmouth Road EX9 6AQ

Proposal: Proposed single-storey extension on West elevation, extension to roof and construction of 4no. dormers and changes to fenestration to include 2no. Juliette balconies on the first floor

Decision: Approved

Application No.: 26/1617/CPL

Address: Foreland 12A Fore Street Budleigh Salterton EX9 6NG

Proposal: Lawful Development Certificate for the erection of a detached single-storey timber-clad outbuilding ancillary to the main dwelling

Decision: Approved

Application No.: 26/1340/FUL

Address: 1 Marine Parade Budleigh Salterton EX9 6NS

Proposal: Proposed extension to existing parking area

Decision: Approved

Application No.:26/1388/FUL
Address: 4 Halse Hill Budleigh Salterton EX9 6AD
Proposal: Proposed single storey side extension, front porch and detached garden building
Decision: Approved

Application No.: 26/1377/TRE
Address: The White House 3 Northview Road Budleigh Salterton EX9 6BY
Proposal: T4 - Maple, dismantle to ground level. The decay at the base of the tree has been worsening for a number of years and has now deteriorated to a severe state that has compromised the trees structural integrity. The tree needs to be removed on safety grounds.
Decision: Approved

Application No.:26/1379/FUL
Address: 10 Marine Parade EX9 6NS
Proposal: Extension of front terrace with undercroft storage; replacement of veranda to the front and side; installation of a new veranda to the rear; replacing the existing balustrade; enlarging of existing window openings; installation of new rooflights and fixed gable glazing.
Decision: Approved

Application No.:26/1452/CPL
Address: 10 Marine Parade EX9 6NS
Proposal: Certificate of lawful development for proposed construction of outbuilding within the rear garden (Permitted Development Class E) | 10 Marine Parade Budleigh Salterton EX9 6NS
Decision: Approved

26.187 Tree Works

Reference: 26/1682/TRE
Address: Watch Hill 3 Cricket Field Lane
Proposal: G1: x2 Monterey Cypress (located at Cremalt, immediately east of Watch Hill) fell to facilitate the restoration and continued safe vehicular use of the driveway and to reduce the likelihood of further damage to the associated drainage system

Reference: 26/1791/TCA
Address: 3 Chapel Hill EX9 6NY
Proposal: T1 - Apple: create 3x pollard points at between 30-60cm from crown and install prop measuring 2-2.5m.

Reference: 26/1782/TRE
Address: 22 Woodlands EX9 6AT
Proposal: T1. Oak : Entire crown reduction by approximately 1-2m, no cuts above 60mm in diameter, give clearance of neighbours roof by 2m; remove large low limb growing down towards lawn to allow more space and light into garden.

26.188 Any other business No other business was raised.

There being no further business, the Meeting closed at 7.25pm.

Chair

Date.....