**BUDLEIGH SALTERTON TOWN COUNCIL**

**MINUTES** of the Meeting of the Planning Committee held in the Council Offices, Station Road, Budleigh Salterton on Monday 9 November 2026.

The meeting commenced at 7.00pm

**PRESENT**

| | | |
|---|---|---|
| Cllr R Doorbar – Chair | Cllr A Chaplin | Cllr S Cook |
| Cllr J Jamieson | Cllr P Lewis | Cllr N Stone |
| Cllr S Wills | Cllr G Woodcraft | Cllr S Woodman |

**In attendance**: Mrs A Gater-Wildgust (Town Clerk) and three members of the public.

**26.279 Public Speaking Time**

There were no public speakers.

**26.280 Apologies for Absence**

Apologies were received and accepted from Cllr P Jones, Cllr P Manfield and Cllr C Cunningham.

**26.281 Declarations of Interest and Dispensations**

Cllr Woodman declared an interest in Minute 26.283, application reference 26/1954/FUL, advising that they were acquainted with a neighbour of the applicant. It was agreed that no pecuniary interest arose and that Cllr Woodman could participate in the discussion and vote.

Cllr Doorbar declared an interest in Minute 26.283, application reference 26/2043/FUL, advising that they were acquainted with the applicant. It was agreed that no pecuniary interest arose and that Cllr Doorbar could participate in the discussion and vote.

**26.282 Minutes**

The Minutes of the meeting held on 26 October 2026 were approved.

**26.283 Applications**

| | |
|---|---|
| Reference: | 26/2043/FUL |
| Address: | Rowanhays 29 Station Road Budleigh Salterton EX9 6RW |
| Proposal: | Alterations to existing property to block up 2no. windows, install 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 observations were made. |
| Observations: | This council supports the application. |

| | |
|---|---|
| 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 observations were made. |
| Observations: | This council does not support the application.<br>A central concern was that the proposal was considered not to comply with Policy B1 of the Budleigh Salterton Neighbourhood Plan, which seeks to protect the identity and distinctive character of the town. The policy states that *"New development should preserve or enhance the character and appearance of Budleigh Salterton Conservation Area and its setting.* |

DRAFT

*Developments should take into consideration the unique identity of the town and seafront…".*
Sympathy was expressed towards the community workshop and recognition was given to their important role within the local community. It was acknowledged that the proposal involved the use of the applicant's own land and that the practical impact on the operation of the workshops appeared to be limited. However, concerns remained regarding the visual impact of the proposed structure and its appropriateness within the surrounding setting. The Committee considered that, notwithstanding the limited operational impact on the workshops, the visual impact and potential conflict with the Neighbourhood Plan policy were significant considerations in assessing the acceptability of the proposal. The Committee queried the site's relationship with the Conservation Area. It was noted that the site abuts the Conservation Area. A map showing the Conservation Area boundary is available on the Budleigh Salterton Town Council website here.

| | |
|---|---|
| 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 observations were made. |
| Observations: | This council does not support the application. |

The Committee raised concerns about the removal of the existing hedge and its replacement with a fence. The Council's objection is based on the potential detrimental impact on the natural environment, existing habitats and the semi-rural character of the area. In particular, the proposal is considered contrary to Policy NE1: Conservation of the Natural Environment of the Neighbourhood Plan, which states that the conservation of the outstanding natural environment should be a primary planning consideration. The policy specifically seeks to protect and enhance existing habitats, the landscape and the semi-rural character of the town. The existing hedge makes a positive contribution to the local landscape and provides potential habitat and wildlife connectivity. It also helps integrate the built environment into the surrounding landscape. Its removal and replacement with a fence would result in the loss of this natural feature and could have a detrimental effect on the visual amenity and character of the area.The Council considers that retaining the existing hedge is important to preserving the character of the locality and protecting its environmental value. If fencing is considered necessary, the Council recommends that it is installed on the inside of the existing hedge, allowing the hedge to be retained and continue to provide its environmental benefits.

**26.284 Applications for Tree Works – Noted**

| | |
|---|---|
| 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.

**26.285 Decisions – Noted**

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)

**26.286 Discharge of Planning Conditions – Noted**

*Decisions regarding the discharge of planning conditions are the responsibility of 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

**26.287Planning Applications – Responses Submitted Under Delegated Authority**

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.

**26.288 Any other business at the Chair's Discretion**

The Chair advised that the Town is expected to benefit from Community Infrastructure Levy (CIL) payments arising from the development of 35 dwellings. These payments are anticipated to be made over the course of the development and are estimated to total approximately £100,000.

There being no further business, the Meeting closed at 7.27pm.

.....
Chair

.....
Date

DRAFT