

EAST BUDLEIGH with BICTON PARISH COUNCIL

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**Minutes of the Planning Meeting,
held in the Church Hall on Tuesday 17th May 7.00 pm**

PRESENT:- Cllr. D. Wensley, Cllr. J. Tresidder, Cllr. H. Houston & Cllr. A. Canning

APOLOGIES/ABSENT:- Cllr. Carter and Cllr Smith were absent.

DECLARATIONS OF INTEREST:- There were none

PLANNING: The following Planning Applications were considered, and the results recorded.
See below:

Decisions made:

22/0625/LBC – 2 Bridge Cottages

Supported

The widespread renovation works being planned in line with conservation standards will enable this listed property to be rescued from a state of disrepair and, together with the programme of insulation works, will ensure that this property comes back into habitable use, according to modern standards, without compromising in any way the heritage status of the property. The proposals are supported.

22/0837/VAR – Land North of Frogmore Road

Supported

The approved development already has a significant imbalance between the 4-bed detached houses and the 2-bed affordable houses and this proposal exacerbates the scale factor. In effect, the proposal is for a 6-bedroom 4-bathroom house as the roof space with rooflights and windows at either end could accommodate two rooms and be used as such.

The largescale proposed detached dwellings would be expensive and are unlikely to meet local housing needs but rather attract purchasers from out of area. It is noted that the parish already has an above average number of four and five bedroom properties.

NP Policy D2 :- Dwelling Size states:

- New residential development should reflect the need for, and wholly consist of, smaller dwellings having 1, 2 or 3 bedrooms unless viability or other material considerations show a robust justification for larger dwellings.
- The Neighbourhood Plan survey showed 80.5% of the community favoured new dwellings having 2 or 3 bedrooms rather than 4 or 5 bedroom homes
- 14.19 This illustrates that the Parish has an above average number of four and five bedroom properties compared to East Devon District and England

It is noted that 5 rooflights are proposed for each detached dwelling, which appears somewhat excessive and compromises the ability to install solar panels, which ought to be mandatory on new housing stock now.

22/0647/FUL Ashfield

Supported

Recent Planning Decisions – None presented

There being no further business, the meeting closed at 7.45 pm