

EAST BUDLEIGH with BICTON PARISH COUNCIL

Clerk to the Council & Responsible Financial Officer
Mrs Judith Venning
Tel: 01395 489155

1 Chichester Way
East Budleigh
Devon
EX9 7ER

clerk@eastbudleigh-pc.gov.uk

**Minutes of the Planning Meeting,
held in the Church Hall on Wednesday 19th July 7.00 pm**

PRESENT:- Cllr. D. Wensley, Cllr. J. Tresidder, & Cllr. J. Carter

APOLOGIES/ABSENT:- Cllr. H. Houston, Cllr. A. Canning, Cllr. Moyle, Cllr. Ferrers and Cllr. L Allan

DECLARATIONS OF INTEREST:- There were none

PLANNING: The following Planning Application was considered, and the results recorded. See below:

Decisions made:

Ladymeade, High Street, Budleigh – 23/1257/FUL

The Parish Council notes that Ladymeade is located in a very prominent position within the village of East Budleigh, being directly opposite the hall and community shop. As such it is subject to widespread and frequent view. Hence it is important to consider the scale and appearance of the proposed development in relation to the existing bungalow, the neighbouring properties, and the street scene in general.

It is noted that the proposed building frontage is classic two storey house in scale and the overall development would be nearly three times the scale of the existing bungalow. The adjacent properties on either side are effectively chalet style houses with reduced roof height. The claim of the development being set 1m lower into the ground seems to relate to the garage as there are steps up from the garage to the hallway and front entrance door, so the roof height is significantly higher than existing neighbouring properties. The height and overall scale of the development would therefore suggest over development and an overly prominent view in the street scene in relation to this particular location. The potential imposing prominence of the development is aptly illustrated by the Projection Plan drawing.

Policy B3 of the Neighbourhood Plan (development of previously developed land) states:

- a) Proposals should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the uniformity of the street by reflecting the scale, mass, height and form of its neighbours.
- b) Proposals that would lead to over-development of a site or the appearance of cramming will be resisted. It should be demonstrated that development is of a similar density to properties in the immediate surrounding area.

It is not considered that the existing bungalow possesses any particular attributes that would merit its retention and its demolition and replacement are considered acceptable. The general aesthetics of the proposed development are also in general acceptable.

The proposed thermal efficiency and sustainability measures are welcome, despite the negative effect of the very extensive glazing to the rear in this regard.

To summarise, the Parish Council would not object to a replacement building, but considers the scale of this proposed development as too imposing for this site.

Recent Planning Decisions – None presented

There being no further business, the meeting closed at 7.30 pm