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**Minutes of the East Budleigh with Bicton Parish Council Meeting  
Planning Meeting held on Wednesday 10<sup>th</sup> December 2025**

**Risk assessment by Clerk** – the Clerk drew attention to the potential hazard of trailing cables in the room.

The meeting started at 7.01pm.

**1. Roll Call and Apologies**

**Present:** Parish Councillors Louis Allan, Jim Ferrers, John Tresidder (Chair), and Derek Wensley (Planning Committee Chair), Lucinda Francis (Clerk to the Council)

**Apologies:** Parish Councillors Angie Canning, District Councillor Charlotte FitzGerald

**Not in attendance:** Parish Councillors Kathy Moyle BEM and Jim Carter

There were two members of the public in attendance.

**2. Declarations of interest**

Cllr Louis Allan stated that he is a member of Budleigh Salterton Cricket Club (25/2027/ADV).

**3. Planning**

**3.1 Applications**

Councillors considered current planning applications, and unanimously agreed the following responses/comments. The Clerk will submit these to the East Devon District Council (EDDC) Planning Portal.

**25/2027/ADV Budleigh Salterton Cricket Club EX9 7BA** - The Parish Council feels that the advertising hoardings might be located/displayed in a more discreet manner.

**25/2418/FUL3 Chichester Way EX9 7ER** – No objection

**25/2309/FUL Meadow Cottage, Frogmore Road EX9 7BB:**

The Parish Council notes that the heritage and historical significance of the existing Meadow Cottage has been deemed of no particular value despite its age (pre 1843) and history within East Budleigh (e.g. Smuggling Trade). This aspect has been underplayed in the Heritage Significance Assessment. Local Plan Policy H11 (Replacement of Existing Buildings in the Countryside) places some importance on historic value.

It is also noted that an application (24/2091/FUL) for 3 small cabins in the field behind Meadow Cottage was refused due to its adverse impact on the National Landscape view from the R. Otter footpath. Meadow Cottage in the foreground, represents a more prominent view from the river and has more impact on the National Landscape. Any change from the existing size and aspect is likely to be significant in this regard.

Policy H11 states that a replacement dwelling should be of similar size, scale, height, mass and be on or near the existing footprint. Furthermore, it should not impair the natural beauty of the National Landscape. The proposed dwelling does not match these criteria. It is almost twice the footprint size of the main house (c.173 sqm compared with c.98 sqm), with twice the mass and with a higher roofline. In terms of the view from the river and impact on the National Landscape, its changed orientation and modern appearance are far more significant, however. The proposed dwelling has been turned 90 degrees to face the road and river and with the higher parallel roofline will be much more obtrusive. The proposed 5 bedroom property is markedly different in overall scale / mass to the existing 3 bedroom property and in addition there is a two storey games room and triple garage. The orientation and scale of the building with high standing seam metal roof, together with full height front facing extensive glass on two storeys for both the house and games room would impair the natural beauty of the National Landscape, again, contrary to Policy H11. It was noted that in the refused cabin application (24/2091/FUL), glass sun reflection and light emission, when viewed from the R. Otter footpath, were also a concern and this would be much more severe with the proposed Meadow Cottage.

It was observed that in July 2024 the whole site, except buildings, was bulldozed at ground level, thereby destroying all vegetation and any incumbent wildlife. Consequently, the BNG reports now submitted with the application are not particularly meaningful in this context.

The detached two storey games room, including cloakroom, has the potential for other independent habitation use, which would be inappropriate in this location. Neighbourhood Plan policy: B3 b), d), f) and h); refers. If the application were to be approved, then it should be conditioned to prevent future use of the games outbuilding for independent residential occupation.

Frogmore Road is a narrow single-track road with limited passing places. An explanation is required of how the construction traffic would be managed during any development in order that Frogmore Rd does not become blocked. Moreover, the existing road boundary flint/stone wall feature should be maintained.

To conclude, the Parish Council considers that if the existing building has to be demolished, the need for which has not been proven, then it is suggested that any replacement should be of similar size, aspect and traditional design appearance to the existing dwelling, as per Policy H11, such that its impact on the National Landscape is not exacerbated.

### **3.2 Decisions**

Councillors noted the approval for the proposed part two storey part single storey extension at 32 Brookfield Road EX9 7EL (25/0773/FUL)

The meeting ended at 8.07pm.