

EAST BUDLEIGH with BICTON PARISH COUNCIL

Ms Lucinda Francis
Clerk to the Council
07905 918050
clerk@eastbudleigh-pc.gov.uk

12 Princes Street South
St Thomas, Exeter
EX2 9AW

Minutes of the East Budleigh with Bicton Parish Council Planning Meeting
held on 13th August 2025 in the Church Hall

RISK ASSESSMENT BY CLERK – All correct

PRESENT: Parish Councillors D. Wensley, J. Tresidder, J. Carter, J. Ferrers

APOLOGIES: Parish Councillors A. Canning, L. Allen

ABSENT: Parish Councillor K. Moyle BEM

DECLARATIONS OF INTEREST - There were none

Planning Decisions were as follows:-

EDDC REF	DATE RECEIVE D	APPLICANT	LOCATION	PROPOSAL
APP/U1105/W/25/336 9195 Ref on planning portal is 24/2091/FUL	22 nd July 2025	Edward Fane Trefusis (Clinton Devon Estates)	Land East side of Oak Hill, Budleigh EX9 7DW	Planning Appeal: Change of use of land for the siting of three holiday cabins and conversion of existing forestry building to provide for holiday use, creation of parking area, bat building, bin storage and landscaping.

Decision:

East Budleigh with Bicton Parish Council would further comment on appeal reference:
APP/U1105/W/25/3369195, Land East side of Oakhill, East Budleigh, as follows:

The relevant references in the Parish Neighbourhood Plan are as follows:

Policy P1:- Supporting the development of small business enterprises

To assist the development of sustainable small businesses the following will be supported:-

- i. Conversion of existing buildings for small-scale employment uses.
- iii. Proposals for the diversification of existing rural enterprises.

Provided all such proposals would not have a significant negative impact.

Leisure & Tourism Chapter 9 lists the objective as: **“Enhance and protect recreational facilities and tourist assets within the Parish”**.

These policy objectives are similar to the District Council policies E4 and E5.

The main issue cited in the planning application refusal appears to be the adverse impact of the cabins on the landscape, and particularly the negative effect of the cabins on the view from the River Otter footpath. The District Planning Officer had provided the following photograph of this precise view in his/her report:



This photograph shows that the white houses and associated buildings in Frogmore Road are far more prominent than the barely visible distant brick Forestry building some 700 metres away, which is located on the Appeal Application site. It seems unlikely that the additional three modest chestnut-coloured cabins on the same site would have any material effect on this view. In addition, within the appeal report, the applicant has offered to provide an alternative green colour for the cabins, should that be preferred. The applicant has also offered to provide the following, if required, to further mitigate concerns of visual disturbance:

- Additional tree planting on the eastern boundary
- A prescribed landscaping scheme
- A prescribed lighting scheme
- Alternative glazing arrangement for the cabins

Since the proposed conversion of the Forestry building appears acceptable to the District Council, the cabins would not appear to present a significant negative visual impact given their modest scale / distance from view and their recessive / agricultural design. The eye is directed to the much more imposing nature of existing buildings in the foreground on Frogmore Road.

With regard to the bat barn, it appears that the applicant had already agreed to meet the concern of the District Council Ecologist in providing block inner walls in addition to wooden cladding.

The Parish Council continues to support the proposed development.

4. Latest Planning Decisions to Date. Noted that the Pynes Close application was successful.

The meeting closed at 7.40 pm