



**To all Members of the Planning Committee**

**Planning Committee Meeting Monday 24<sup>th</sup> July 2017**

**Chairman: Cllr. M Shaw**

**Councillors: K. Beer, P. Burrows, M. Hartnell, M. Pigott, H. Sanham,  
J Rowland**

**18<sup>th</sup> July 2017**

You are summoned to attend a meeting of the Planning Committee on Monday 24<sup>th</sup> July 2017 at 7pm at Marshlands Centre, Harbour Road, Seaton, EX12 2LT.

*Amy Tregellas*

**Town Clerk**

**This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.**

**AGENDA**

- 1. Apologies**  
To receive apologies for absence
- 2. Declarations of Interest**  
To receive Declarations of Interest
- 3. Minutes**  
To confirm the minutes of the Planning Committee held on Monday 10<sup>th</sup> July 2017

#### 4. District Council Members

It is formally noted that the participation of those Councillors who are also members of the East Devon District Council in both the debate and the subsequent vote is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town/Parish Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against

#### 5. Public Question Time

To allow questions or reports from members of the public.

#### Applications for consideration:

- |    |             |                    |                                                                                                                                                                                               |
|----|-------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6. | 17/1563/FUL | MR MARTIN SKIPP    | 18 SCALWELL LANE,<br>SEATON, EX12 2JP<br>Erect a fence along the front and side boundary. The fence being of a trellis type construction, in sections of 60cm (2 foot) high x 1.8 metres long |
| 7. | 17/1589/FUL | MR ANTHONY ELSOM   | 75 SEATON DOWN ROAD, SEATON, EX12 2UJ<br>Two storey side extension to provide annexe                                                                                                          |
| 8. | 17/1669/FUL | MR & MRS I HEMMENS | 52, TOWNSEND AVENUE, SEATON EX12 2BG<br>Construction of single storey side extension                                                                                                          |

#### 9. Planning Comments

To agree planning comments for circulation.

#### 10. Decisions

To note planning decisions made by East Devon District Council:  
**17/0536/FUL and 17/0537/LBC – Check House, 61 Beer Road, Seaton, EX12 2PR – Proposed extension to provide additional accommodation. APPROVED**  
**17/1102/FUL – 6 Havenview Road, Seaton EX12 2PF – Construction of side and rear extensions. APPROVED**



Town Mayor  
Cllr Jack Rowland  
Town Clerk  
Amy Tregellas

**17/1154/FUL – Langdale, Harepath Hill, Seaton EX12 2TF –**  
Construction of first floor side extension and first floor balcony to south elevation. **APPROVED**

- 11. To note update on East Devon Villages Plan submission to Inspectorate (for information)**
- 12. To discuss progress regarding STC's Seafront Enhancement planning application and the future of the Moridunum and consider any further action necessary**
- 13. To note Tree Preservation Orders**  
(17/0053/TPO) Land at Honey Ditches Drive, Seaton, Devon  
(17/0057/TPO) Land at Dove Court, No 4 and No 10 Honey Ditches Drive, Seaton  
(17/0059/TPO) Land at Merlewood, No. 4 Ervine Cottage & Wildwoods, Seaton Down Close, Seaton  
(17/0062/TPO) Land adjacent to 33 Boswell Way, Seaton, EX12 2EZ  
(17/0069/TPO) Land at 2 Durley Road, Seaton
- 14. Notification of Tree works considered an exception to TPO 90/0009: Fring House, 26 Marlpit Lane, Seaton EX12 2HH (for information)**

Applications and plans are available for inspection on East Devon District Council's website [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk). Applications and plans are also available to view at the offices of Seaton Town Council, Marshlands, Harbour Road, Seaton, between 9.00am and 2.00pm, Monday to Thursday. Applications and plans may also be inspected on line at East Devon District Council, Knowle, Sidmouth during office hours. Any written representations received at the Town Council Offices before 9.30am on the day of the meeting will be considered by the Committee.



## D R A F T Minutes of the Planning Committee Monday 10<sup>th</sup> July 2017

**Present:**

**Chairman:** Cllr. M. Shaw

**Councillors:** M Hartnell, M Pigott, H. Sanham

**In attendance:** Committee Secretary

**039 Apologies for absence**

Cllrs Beer and Rowland.  
Cllr P Burrows was absent.

**040 Declarations of Interest**

Cllr Shaw declared a personal interest as a Member of Devon County Council (DCC).  
Cllr Hartnell declared a personal interest as a Member of East Devon District Council (EDDC).  
Cllr Pigott declared a personal interest in item 10: appeal decision, Check House.  
Cllr Sanham declared a personal interest in item 12: Tree Preservation orders in respect of Land at 4 & 5 Fremington Road, Seaton.

**041 Minutes of the Planning Committee meeting held on Monday 26<sup>th</sup> June 2017**

Cllr Sanham proposed agreement to the minutes subject to clarification that Cllr Hartnell had been absent from the meeting.  
(Seconded by Cllr Pigott)  
Members unanimously **RESOLVED** to agree the minutes.

**042 District Council Members**

It was formally noted that the participation of those Councillors who are also members of the East Devon District Council in both the debate and the subsequent vote is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Town/Parish Council. The District Councillors reserve their final views on the application until they are in full possession of all the relevant arguments for and against.



**049 Update from Cllr Shaw on EDDC Development Management Committee (DMC) meeting held on 4<sup>th</sup> July 2017 reference Planning Application 17/0536/FUL, Check House, 61 Beer Road**

Cllr Shaw advised the Committee that the DMC had unanimously approved this application. Members noted that the Highways Department had raised no objection to the application. Cllr Shaw has written to express dissatisfaction with the visual material show in respect of this application and had raised objections to the design.

Cllr Sanham advised that as one of the roles of the Town Council as a statutory consultee is to advise EDDC of our local knowledge where it is relevant to planning applications, it was disappointing that EDDC Planners did not take account of STC comments in this instance.

Members noted Cllr Shaw's report.

**050 Appeal Decision: to note appeal decision in respect of APP/U1105/W/17/3169890, 36 Marlpit Lane, Seaton, EX12 2HL**

Members noted the appeal decision.

**051 To note Tree Preservation Orders:**

- a) (17/0051/TPO) Land at Fremington Road, Seaton
- b) (17/0052/TPO) Land at 4 & 5 Fremington Road, Seaton

Members noted the Tree Preservation Orders.

The meeting ended at 19.30.

**Chairman:**

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**Date:**

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**East Devon Villages Plan Submission**

**1. Background**

**1.1** The East Devon Villages Plan was submitted to the Secretary of State for Communities and Local Government (CLG) on 28<sup>th</sup> June 2017 via the Planning Inspectorate for independent examination. The Plan forms part of a series of documents which together comprise the 'Development Plan' dealing with where development will go and how planning applications will be determined. All documents in the Development Plan must be broadly in line with Government policy as contained in the National Planning Policy Framework (NPPF).

**1.2** The Villages Plan forms part of a series of documents that set out policies and proposals for land use planning in East Devon. The East Devon Local Plan (adopted 2016) sets out the planning strategy on which the Villages Plan is based. Its scope is largely confined to defining 'Built-up Area Boundaries' for some of the larger East Devon villages and the town of Beer. It also includes policies for the vitality of the centres of Beer and Colyton.

**1.3** Strategy 6 of the East Devon Local Plan says that development will be allowed within defined 'Built up Area Boundaries' (BUABs) subject to certain criteria. BUABs will be applied to settlements of East Devon that are appropriate to accommodate growth and development, these include Beer and Colyton. Development permitted within BUAB is described in Strategies 6 & 7 of the East Devon Local Plan.

**1.4** The East Devon Villages Plan has reference to local community Neighbourhood Plans where these exist.

**1.5** The Villages Plan has been informed by several rounds of consultation with local communities, statutory authorities and other interested parties. It includes assessments in respect of sustainability, environmental impact, equalities, site by site assessments of each settlement, and a monitoring statement and vitality survey for the centres of Beer and Colyton.

**1.6** Once the dates for a hearing have been agreed, further details will be sent to those who made formal comments asking to be notified and will also be made available online.

**1.7** Ian Kemp has been appointed as the Independent Programme Officer for the Examination and will deal with any procedural, administrative and programming matters to do with the examination. He reports directly to the Planning Inspector.

**1.8** Given that Beer and Colyton are in close geographical proximity to Seaton, Officers were requested to produce a report showing how these two villages will be affected if the Villages Plan is adopted:

## **1.9 Beer**

Within the Beer vitality and shopping area defined on the Beer inset map, proposals for main town centre uses (as defined in the NPPF) will be permitted provided the use would:

- maintain or enhance the character and diversity of such uses in the village centre: and
- maintain or enhance the vitality and viability of the village centre

Proposals for other uses will not be permitted unless it has been clearly demonstrated that the site has been marketed without interest for all appropriate main town centre uses at a realistic price for at least 12 months (and up to two years depending on market conditions) and offered to the local community for their acquisition/operation

Permission will be subject to the retention of the shopfront.

A map of Beer showing the BUAB and Vitality and Shopping Area is attached to this report.

## **1.10 Colyton**

Within the Colyton vitality and shopping area defined on the Colyton inset map, proposals for main town centre uses (as defined in the NPPF) will be permitted provided the use would:

- maintain or enhance the character and diversity of such uses in the village centre: and
- maintain or enhance the vitality and viability of the village centre

Proposals for other uses will not be permitted unless it has been clearly demonstrated that the site has been marketed without interest for all appropriate main town centre uses at a realistic price for at least 12 months (and up to two years depending on market conditions) and offered to the local community for their acquisition/operation

Permission will be subject to the retention of the shopfront.

A map of Colyton showing the BUAB and Vitality and Shopping Area is attached to this report.