



**To all Members of the Planning Committee
Planning Committee Meeting Monday 22nd October 2018**

Councillors: K. Beer, P. Burrows, M. Hartnell, D. Ledger, S. Read, J. Rowland, H. Sanham, M. Shaw

16th October 2018

You are summoned to attend a meeting of the Planning Committee on
Monday 22nd October 2018 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 Committees held on Monday 8th October 2018

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:

- | | | |
|------------------------------|---|--|
| <p>6. 18/2076/VAR</p> | <p>Mr M Webb</p> | <p>SEATON BEACH
EAST WALK, THE,
SEATON, EX12 2NP
Application to vary
Condition 2 (approved
plans) of planning
permission
17/1338/VAR
(Application to vary
conditions 2 (approved
plans) and 4 (flood risk
assessment) & remove
conditions 5 (design
details) & 6 (boundary
treatments) on planning
approval 16/2795/FUL
for the demolition of 2
no. dwelling houses &
replacement with an 8
unit, 5 storey apartment
building), to alter
window sizes & types,
change cladding
material of feature wall
to north & south of
building to terracotta
render, addition of clear
roof over pergola to
rear parking area,
provision of pedestrian
access between rear
parking area & adjacent
footpath & provision of
solar photovoltaic
panels on roof.</p> |
| <p>7. 18/2202/COU</p> | <p>J & P Zampella &
Claridge</p> | <p>24 FORE STREET,
SEATON, EX12 2AD
Planning permission for
the change of use of
existing retail unit to</p> |

			form a workshop and residential annexe.
8.	18/2264/FUL	Ms J McElligott	65 SEATON DOWN ROAD, SEATON, EX12 2SB Construction of new four bed-room semi-detached dwelling.
9.	18/2180/FUL	Ms K House	SEATON & COLYTON MEDICAL PRACTICE, 148 HAREPATH ROAD, SEATON, EX12 2DU Construction of extensions & internal alterations.
10.	18/2244/TRE	Mr M Kingham	17 HONEY DITCHES DRIVE, SEATON, EX12 2NU To trim back oak trees marked T18, T19 & T20 on location map to remove dead wood & establish 2 metre space between house & trees.
11.	18/2346/FUL	Mr John	BLUE SEAS, 68 BEER ROAD, SEATON, EX12 2PR Construction of vehicular access.

12. Planning Comments

To agree planning comments for circulation.

13. Decisions

To note planning decisions made by East Devon District Council:

- a) **18/1288/FUL – 5 Cross Street, Seaton, EX12 2LH** Demolition of light industrial building to rear of 5 Cross Street & erection of one two storey dwelling & a single storey dwelling – **APPROVAL WITH CONDITIONS**
- b) **18/1858/CPE – Former Racal Site, Riverside Way, Seaton, EX12 2UE.** Certificate of lawfulness to establish the lawful commencement of development for 90 no. 2 bedroom units, new access, public quayside & flood protection as approved by outline planning permission 15/1107/VAR & reserved matters approval 18/0112/VAR – **CPE APPROVED**

- c) **18/0779/FUL – Quantock, Harepath Road, Seaton, EX12 2SX.**
Demolition of existing dwelling and erect 3 dwellings – **REFUSED**
- d) **18/1924/TRE – 30 Ryalls Court, Seaton, EX12 2HJ** Lime trees G1, G3 & G4. To thin trees by approximately 50% due to excess growth & shading – **APPROVAL WITH CONDITIONS**
- e) **18/2082/FUL – 51 Primrose Way, Seaton, EX12 2XE.** Construction of single storey side and rear extensions – **APPROVAL**
- f) **18/1619/VAR – Seaton Police Station, 76 Queen Street, Seaton, EX12 2RJ.** Removal of Condition 3 of planning permission 18/0980/FUL (Change of use from police station to dwelling including demolition of rear extension to form amenity area) to enable removal of police lantern from front of building – **APPROVAL WITH CONDITIONS**

Applications and plans are available for inspection on East Devon District Council's website 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.



**Minutes of the Planning Committee
Monday 8th October 2018**

Present:

Chairman: Cllr. S Read

Councillors: K. Beer, P. Burrows, M. Hartnell, D. Ledger, H. Sanham and M. Shaw

In attendance: Town Clerk
1 member of the Public

108. Apologies for absence

Apologies were received and accepted from Cllr Rowland.

109. Declarations of Interest

Cllr Burrows declared a personal interest as a Member of East Devon District Council (EDDC).

Cllr Hartnell declared a personal interest as a Member of East Devon District Council (EDDC).

Cllr Shaw declared a personal interest as a Member of Devon County Council (DCC).

Cllr Beer declared a personal interest in respect of agenda item 10, application 18/2138/FUL as the applicant is a personal friend

Cllr Ledger declared a personal interest in respect of agenda item 8, application 18/1873/VAR as the applicant is a former employer

110. Minutes of the Planning Committee meetings held on Monday 10th September 2018 and Monday 24th September

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 10th September 2018.

(moved Cllr Sanham; seconded Cllr Shaw)

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 24th September 2018.

(moved Cllr Beer; seconded Cllr Ledger)

111. 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.

112. **Public Question Time**

Ms Domenica Fazio representing, spoke on agenda item 06, application 18/2077/FUL on behalf of Milford and Dormor Solicitors, who occupy an adjacent property. Ms Fazio stated that Milford and Dormor have concerns over the scale and large size of the development and feel that it is bigger than could be reasonably expected for the size of footprint. They believe that the development will dwarf the other properties and that it is not in keeping with other properties in the vicinity. The height and mass will impact on the Milford and Dormor offices. There will also be an impact on traffic, parking and access to the development. There is particular concern over the vehicular access from Harbour Road as the access route is tight with a garage on one side and a wall on the other side. The Royal Clarence Public House also has table outside in this area in good weather. This development poses a danger to pedestrians with increased volumes of vehicles driving over the pavement to access the site.

Applications for consideration:

113.	18/2077/FUL	Mr G Mettam	VINTAGE COURT, THE SQUARE, SEATON Demolition of 2 x retail units and 1 flat to be replaced with 2 x retail units and 9 flats.
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Discussion took place around:

- Two comments on the planning portal objecting to the application on the grounds of scale and quality of the design
- Vehicular access to the site being a real concern and should not be increased as it is dangerous to pedestrians at the moment
- The need for development there but that it should be complimentary to the Grove and other surroundings
- The need for the development to be in proportion and concerns that this is over development
- No attempt has been made by the developers to match the development to its surroundings and it being out of keeping with its surroundings
- The design doesnt meet with the requirements set out in the Seaton Town Design Statement
- The plans dont show a link to the Co-op car park
- The development being contrary to the East Devon District Council Local Plan and National Planning Policy Framework (NPPF)
- The need to quote the relevant paragraphs from the Seaton Town Design Statement, Local Plan and NPPF when drafting the Council's response
- The impact and loss of light to the Grove Mews
- Objections due to massing, height, being overlooking and overbearing

The Committee **RESOLVED** to agree to objection to this application on the grounds listed above. The Town Clerk is to draft a response and circulate to all members of the Committee for comment (moved Cllr Burrows; seconded Cllr Shaw)

114. **18/2205/TRE** **Mrs Francombe** **15 HONEY DITCHES DRIVE, SEATON, EX12 2NU**
T1, Oak – shorten back two lowest first order branches over roof by 1 – 2m to a suitable second or third order branch to leave a natural form with no cuts larger than 50mm.

The Committee **RESOLVED** to agree no objection to this application. (moved Cllr Hartnell; seconded Cllr Read)

115. **18/1873/VAR** **Mr T Chew** **THE OLD PICTURE HOUSE, BEACH ROAD, SEATON, EX12 2LZ**
Variation of Condition 6 (materials) of permission 18/0788/FUL (Construction of single storey extensions with first floor terrace over; alterations to north elevation and entrance doors, and change of use of car park and construction of raised terrace to provide external seating area; change of use of Flats 1 and 2 Beach Corner for use as holiday let and/or staff accommodation) to allow change to external materials.

The Committee **RESOLVED** to agree no objection to this application. (moved Cllr Sanham; seconded Cllr Hartnell)

116. **18/1802/FUL** **Mr J Werb** **BARNARDS,
HAREPATH HILL,
SEATON, EX12 2TF**
Construction of single
and double storey
extensions and
alteration to dwelling,
including balcony and
provision of cladding
(revisions to
17/1647/FUL).

The Committee **RESOLVED** to agree no objection to this application.
(moved Cllr Read; seconded Cllr Burrows)

117. **18/2138/FUL** **Ms A Summerbee** **23 RIVERDALE
ORCHARD, SEATON,
EX12 2RG**
Raising of roof ridge to
enable loft conversion
including rear dormer
window and front roof
light, construction of
side/front extension
and single storey rear
extension.

The Committee **RESOLVED** to agree no objection to this application.
(moved Cllr Sanham; seconded Cllr Read)

118. **Application 18/1514/PDO. Mr B Salter – First Floor Church House,
49 Queen Street, Seaton, EX12 2RB**
The Committee **NOTED** the application as per the information from East
Devon District Council as there had been no objections from any other
agencies
(moved Cllr Burrows; seconded Cllr Beer)

119. **Planning Comments for circulation**
Comments to be circulated in respect of application 18/2077/FUL.

120. **Planning Policy Briefing Paper**
Cllr Burrows updated the Committee and confirmed that the changes being
proposed by East Devon District Council on the Planning Policy Briefing
Paper on special control of advertisements didn't really impact on Seaton.
The Committee **RESOLVED** that the Council doesn't make a submission but
that Councillors respond as individuals if they feel it appropriate to do so.
(moved Cllr Shaw; seconded Cllr Read)

121. **Football Pitches**

Cllr Hartnell updated the Committee that he had been liaising with the football club about improving the facilities on their site with the use of the S.106 monies before the time period elapses as it is unlikely that any development at Harepath Road will be forthcoming in the near future.

122. Decisions

The Committee **NOTED** the planning decisions made by East Devon District Council:

a) 18/1196/OUT – Land North of Macwood Drive Seaton

Outline application for two bedroom detached bungalow with off street parking space, and demolition of existing building (all matters reserved) – **APPROVED**

b) 18/1932/FUL – 65 Seaton Down Road, Seaton, EX12 2SB.

New four bedroom semi-detached dwelling – **REFUSED**

The meeting ended at 19:40.

Chairman:

Date:

Planning Consultation Response for application 18/2077/FUL:

Seaton Town Council objects to this application on a number of grounds, which are as follows:

- The application is contrary to the Seaton Town Design Statement, Local Plan and National Planning Policy Framework.
- Concern over vehicular access to the site and the safety of pedestrians. The Seaton Town Design Statement sets out the hierarchy of requirements in urban layout design terms for safety of movement should be those of (1) pedestrian (2) cyclist (3) other road users including wheelchairs and mobility scooters. Approval of this application would greatly increase the number of vehicles accessing the site by crossing over the pavement. The Council strongly believes that this would be a health and safety risk to pedestrians. The application does not clearly delineate pedestrian paths and emphasise pedestrian priority areas.
- Concern over the design of the development including the impact on and loss of light to the Grove Mews, the massing, height and overbearing nature, issues around overlooking, no attempt to match the design to its surroundings and it being overdevelopment of the site and not in keeping with the area. The design is contrary to the Seaton Town Design Statement as it:
 - Doesn't reflect local characteristics
 - The development is not sympathetic to the existing architecture and is out of context with its surroundings
 - It doesn't preserve the special character of the conservation area and town centre in fact this would erode the town's intrinsic character
 - The building density is inappropriate in terms of height, mass and scale

The Seaton Town Design Statement sets out that 'new developments should be sympathetic to and in keeping with the well established architecture within its zone and near neighbours. Vernacular architecture should be encouraged where it complements and enhances the locality'

The document also sets out that:

'In order to retain the identity and existing character of the town centre, only small scale developments in terms of density, height and footprint should be permitted; New developments should be sympathetic to the existing architecture, using traditional building materials where possible; Encourage the continuation of small, local employment initiatives of a scale and design appropriate to their surroundings; and The special character of the Conservation and Town Centre Areas must be preserved'.

The proposed development is contrary to Local Plan Statements:

- D1 *Design and Local Distinctiveness* as it doesn't respect the key characteristics and special qualities of the area in which the development is proposed and it hasn't ensured that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.
- EN10 *Conservation Areas* as this does not preserve or enhance the appearance and character of the area
- E2 *Employment Generating Development in Built-Up Areas* as the development generates traffic of a type or amount inappropriate for the character of access roads or require improvements that would damage the character of those roads

The proposed development is also contrary to the National Planning Policy Framework as it goes against the principles of community led planning and the EDDC Local Plan.