



**To all Members of the Planning Committee  
Planning Committee Meeting Monday 26<sup>th</sup> March 2018**

**Chairman: Cllr. M Shaw**

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

**20<sup>th</sup> March 2018**

You are summoned to attend a meeting of the Planning Committee on  
**Monday 26<sup>th</sup> March 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 Committee held on Monday 12<sup>th</sup> March 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.

**6. Applications for consideration:**

- |                        |                              |  |
|------------------------|------------------------------|--|
| <b>7. 18/0532/FUL</b>  | <b>Mr &amp; Mrs Browne</b>   | <b>HILLSBROOK, 24<br/>DURLEY ROAD,<br/>SEATON, EX12 2HW</b><br>Single storey rear<br>extension                                     |
| <b>8. 18/0612/FUL</b>  | <b>Mr &amp; Mrs Reynolds</b> | <b>6 HAVENVIEW ROAD,<br/>SEATON, EX12 2PF</b><br>Construction of side<br>and rear extensions<br>(revised design to<br>17/1102/FUL) |
| <b>9. 18/0423/AGR</b>  | <b>Mr Hammett</b>            | <b>LAND SOUTHWEST<br/>OF HOLYWOOD<br/>FARM, WHITWELL<br/>LANE, COLYFORD</b><br>Agricultural storage<br>building                    |
| <b>10. 18/0474/FUL</b> | <b>Regency Windows</b>       | <b>6A LARCH CLOSE,<br/>SEATON, EX12 2TS</b><br>Construction of single<br>storey rear<br>conservatory                               |

**11. Planning Comments**

To agree planning comments for circulation.

**12. 17/2043/MRES Development of land north of Rowan Drive**

An update on this following the last Planning Committee meeting on 12<sup>th</sup> March 2018 and receipt of responses from East Devon District Council.

**13. Tree Preservation Orders**

To note Tree Preservation Orders that have been granted by East Devon District Council:

**18/0026/TPO – Land at and adjacent to 15 Townsend Road, Seaton**

**18/0032/TPO – Land at Quantock, Harepath Road, Seaton, EX12 2SX**

**17/0070/TPO – Land at 8 Wessiters, Seaton, Devon**

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.



## Minutes of the Planning Committee Monday 12<sup>th</sup> March 2018

**Present:**

**Chairman:** Cllr. M. Shaw

**Councillors:** K. Beer, P. Burrows, S. Read, J. Rowland and H. Sanham

**In attendance:** Town Clerk  
No members of the public

**239 Apologies for absence**

Apologies were received and accepted from Cllr Hartnell  
Cllr Pigott was absent.

**240 Declarations of Interest**

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

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

Cllr Shaw declared a Personal Interest for agenda item 8 as the applicant is know to him

Cllr Sanham declared a Personal Interest for agenda item 9 as the applicant is her neighbour

All Councillors declared a Personal Interest for agenda item 9 as the development is in the immediate vicinity to the Council Offices

**241 Minutes of the Planning Committee meeting held on Monday 26<sup>th</sup> February 2018**

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 26<sup>th</sup> February 2018.

(moved Cllr Beer; seconded Cllr Sanham)

**242 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.

**243 Public Question Time (PQT)**

There were no members of the public present.

**244 Applications for consideration:**

**245**

**18/0364/FUL**

**Mr & Mrs Berry**

**AMPNEYS, MERROW  
DOWN DRIVE, SEATON,  
EX12 2JQ**

Construction of raised decking  
to provide carport.

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

**246**

**18/0402/TRE**

**Mr E Williams**

**VOI, OLD BEER ROAD,  
SEATON, EX12 2PX**

Request to fell 1 x Large  
Aspen or Poplar tree (not  
sure of type of tree) and 1 x  
small Cherry tree

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

**247**

**17/3047/FUL**

**Mr T Chew**

**THE OLD PICTURE HOUSE,  
BEACH ROAD, SEATON,  
EX12 2XW**

Construction of single storey  
extensions with first floor  
terrace over, alterations to  
north elevation and entrance  
doors, change of use of car  
park and construction of  
raised terrace to provide  
external seating area

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

**248**

**18/0415/FUL**

**Mr Dan Oliver**

**FAIRVIEW, 15 WESSITERS,  
SEATON, EX12 2PW**

Construction of a single storey  
front extension and  
extensions/ alterations to roof  
including construction of a

dormer window with balcony  
to rear.

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

**249**

**18/0439/FUL**

**Mr G Mettam**

**3 TREVELYAN ROAD,  
SEATON, EX12 2NL**

Formation of a new vehicular  
access and creation of 4 no  
parking spaces.

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

**250**

**18/0112/VAR**

**Mr A Lawford**

**FORMER RACAL SITE,  
SEATON QUAY, RIVERSIDE  
WAY, SEATON, EX12 2UE**

Variation of condition 39 of  
planning permission  
15/1107/VAR (erection of 90  
no. 2 bedroom units, new  
access, public quayside and  
flood protection) and condition  
1 of reserved matters approval  
16/0503/MRES, to vary the  
approved plans for units 79-  
90.

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

**251 Planning Comments for circulation**

The comments will be as per the decisions listed under each application on  
the agenda and do not require circulation.

**252 17/2043/MRES Development of land North of Rowan Drive**

The Committee received an update confirming that East Devon District  
Council have sought clarification from Natural England regarding the queries  
raised at the last Planning Committee meeting.

The Committee **RESOLVED** to postpone making a decision until a response  
has been received from Natural England.  
(moved Cllr Shaw; seconded Cllr Sanham)

### **253 Decisions**

The Committee noted the following decisions made by East Devon District Council:

- a) **17/2304/FUL – Ingon, Old Beer Road, Seaton, EX12 2PZ**  
Construction of a dwelling and garage and modification of existing driveway (as previously approved under application no 14/2426/FUL). **REFUSED**
- b) **17/2895/FUL – 99 Scalwell Lane, Seaton, EX12 2ST.** Retrospective application for the retention of a detached garage. **APPROVED**
- c) **17/2977/CPE – 39 Fore Street, Seaton, EX12 2AD.** Certificate of lawfulness to confirm the lawful implementation for the construction of 13 no dwellings, access road, parking and turning areas and cycle track, in accordance with planning consents 12/0492/MOUT (as varied under planning consent 13/1196/VAR) and 14/1960/MRES. **CPE APPROVED**
- d) **17/3026/FUL – Lloyds TSB Bank Plc, the Square, Seaton, EX12 2AD.** Installation of 1 no air conditioning condenser unit and application of green film to 1 no. window. **APPROVED**
- e) **18/0030/FUL – 47 Eyewell Green, Seaton, EX12 2BN.** Retrospective application for the demolition of existing extension and the construction of single storey extension. **APPROVED**

### **254 Tree Preservation Orders**

The Committee noted the Tree Preservation Order that has been granted by East Devon District Council:

**18/0020/TPO – Land at Ashecliff, Old Beer Road, Seaton, EX12 2PZ**

The meeting ended at 19:26

**Chairman:**

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**Date:**

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**PLANNING COMMITTEE**

**17/2043/MRES Development of land north of Rowan Drive**

At the Planning Committee meeting on 26<sup>th</sup> February 2018, it was resolved that East Devon District Council be contacted to ask for clarification on the following:

1. Have the Local Planning Authority had clear communication from Natural England that they don't have any objection to the light levels currently on the Rowan Drive site, i.e the light spill from the proposed conservatories in the centre of the development?
2. If outdoor security lights or conservatories were built on the outside areas of the development, leading to additional light, would Natural England still be satisfied with that?
3. Will a condition be added to any planning approval to ensure that a covenant is in the deeds in respect of conservatory lighting and that this is to be enforced by the developer, Housing Association or Town Council

Point 1.

The following email was sent to EDDC from Natural England on 12<sup>th</sup> March

From: Panks, Stephen (NE) [<mailto:Stephen.Panks@naturalengland.org.uk>]  
Sent: 12 March 2018 16:46  
To: Planning East  
<[PlanningEast@eastdevon.gov.uk](mailto:PlanningEast@eastdevon.gov.uk)<<mailto:PlanningEast@eastdevon.gov.uk>>  
Subject: RE: FAO Jeremy Ebdon re 17/2043/MRES Land North Rowan Seaton reserved matters

Dear Jeremy,

Thank you for your e-mail. Further to Clare Guthrie's e-mail of 16 January 2018 and my email of 7th December 2017, I confirm that Natural England has no objection to this application on the basis that the proposed conservatories are in the centre of the site and it is therefore accepted that any light spill from them is unlikely to reach the boundaries of the site which are considered to provide important bat commuting routes.

Natural England is keen to ensure that outside lighting from the properties adjacent to the boundaries of the development site is controlled to avoid disturbance to the bats and understands that this has been addressed through conditions applied to 16/2338/MRES.

Should the application be amended to include conservatories on properties adjacent to the boundary Natural England would be likely to raise concerns and should be consulted again.

Kind Regards

Steve



Steve Panks  
Senior Specialist – Biodiversity Net Gain Natural England Ground Floor,  
Sterling House, Dix's Field, Exeter,  
EX1 1QA  
020 802 67568

Point 2

The following response was received from EDDC:

First of all, the plans show conservatories on the central units, not those on the outside of the site. Permitted development rights have been removed so that any householder wishing to build a conservatory on the outside units will need to make a planning application.

The plans do not indicate that security lights are proposed. Normally, adding these to a dwelling would not require planning permission as they are rarely regarded as development. However any lighting that may be proposed would have to accord with section 9 of the S106 (Bat Flyways). However as mentioned, no lighting is proposed on the plans.

Point 3

The following response was received from EDDC:

As this is a variation of condition application (s73) we will impose the same conditions, or where conditions have been discharged, similar conditions requiring compliance with what has been agreed in respect of said conditions. The S106 will be linked to the new permission by Deed of Variation/Supplemental Agreement before any permission is issued. The mitigation required under section 9 of the S106 will therefore still be applicable

EDDC has asked for the Council to consider whether it will withdraw its objection to the application now that a formal response has been received from Natural England.