



**To all Members of the Planning Committee
Planning Committee Meeting Monday 3rd September 2018**

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

28th August 2018

You are summoned to attend a meeting of the Planning Committee on
Monday 3rd September 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 13th August 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:

- | | | |
|-----------------------|---------------------|---|
| 6. 18/1858/CPE | Mr J Eaton | 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
and flood protection |
| 7. 18/1873/VAR | Mr T Chew | THE OLD
PICTUREHOUSE,
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 |
| 8. 18/1924/TRE | Mrs L Morris | 30 RYALLS COURT,
SEATON, EX12 2HJ
Lime trees G1 G3 and
G4. To thin trees by |

		approximately 50% due to excess growth and shading
9. 18/1928/FUL	Mr R Read	GATCOMBE FARM, SEATON, EX12 3AA Roofing over slurry store (No1)
10. 18/1932/FUL	Ms J McElligott	65 SEATON DOWN ROAD, SEATON, EX12 2SB New four bedroom semi-detached dwelling
11. 18/1948/FUL	Ms L Naylor	33 EYEWELL GREEN, SEATON, EX12 2BN Proposed dwelling and formation of access to highway
12. 18/1919/LBC	Mr L Horton	THE LINHAY, ROLLE COURT, HAREPATH HILL, SEATON, EX12 2UB Conservatory extension on rear (north east) elevation including increasing height of stone boundary wall adjacent to road

13. Planning Comments

To agree planning comments for circulation.

14. Decisions

To note planning decisions made by East Devon District Council:

- a) **18/1235/OUT – Land adjacent to 26 Eyewell Green, 2 Eyewell Garages, East Eyewell Green, Seaton.** Outline application for the erection of a single dwelling (all matters reserved) - **REFUSED**
- b) **18/1383/VAR – 1 Fore Street, Seaton, EX12 2LE.** Variation of Condition 2 (approved plans) of planning permission 17/0871/FUL (revised design and layout to previous permission 16/1416/FUL for the re-development of ground floor to create 2 no. retail units at front, demolition of rear extension and erection of single storey extension for restaurant use) to allow for revised design – **APPROVED**
- c) **18/0819/FUL – The Glen, Beer Hill, Seaton, EX12 2PY.** Demolition of existing and construction of replacement garage block, and extension to existing car parking area (including construction of retaining wall) – **APPROVED**

- d) **18/1759/FUL – The Corner House, 90 Beer Road, Seaton, EX12 2PT.** Demolition of existing garage and the construction of a two storey side extension and internal alterations – **APPROVED**
- e) **17/1338/VAR – Seaton Beach (Trebere), East Walk, Seaton, EX12 2NP.** Application to vary conditions 2 (approved plans) and 4 (flood risk assessment) and remove condition 5 (design details) and 6 (boundary treatments) on planning approval 16/2795/FUL for the demolition of 2. No dwelling houses and replacement with an 8 unit, 5 storey apartment building - **APPROVED**

12. Tree Preservation Order

To note the following Tree Preservation Orders made by East Devon District Council:

- a) **18/0032/TPO – Land at Quantock, Harepath Road, Seaton, EX12 2SX**
- b) **18/0021/TPO – Land at and adjacent to Ingon House, Old Beer Road, Seaton, EX12 2PZ**

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 13th August 2018

Present:

Chairman: Cllr. S Read

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

In attendance: Town Clerk
3 members of public

- 1. Apologies for absence**
Apologies were received and accepted from Cllrs Hartnell and Rowland
- 2. Declarations of Interest**
Cllr Burrows 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)
- 3. Minutes of the Planning Committee meeting held on Monday 30th July 2018**
The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 30th July.
(moved Cllr Sanham; seconded Cllr Shaw)
- 4. 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.
- 5. Public Question Time (PQT)**
Mrs Berreen spoke regarding agenda item 14 and in particular bat mitigation at Rowan Drive. Mrs Berreen stated that 'it is in writing that the street light outside No 9 Rowan Drive had to be changed to stop light pollution into the wildlife corridor that surrounds the site. Natural England states that it could be a cowl fitted to the light; it doesn't have to be a new light fitting, although that is what has been done on the one correct lighting change outside No 10. I made a formal complaint to East Devon District Council and they have now admitted their failure to oversee this but intend doing nothing about it. I am appalled at this decision and the disregard

that EDDC give to mitigation which is part of the legal contract to build. Clearly as an individual I am not going to get anything done. I am here to ask if you, as our Planning Committee, will consider taking the matter up with EDDC'.

Mr Hutton of Baker Estates spoke regarding agenda item 14 and commented that Baker Estates had done everything that had been asked of them by Planning in terms of meeting the bat mitigation strategy and planning consent conditions. Mr Hutton said that Baker Estates had acted in good faith and have done what they could for bat mitigation. Mr Hutton confirmed that Baker Estates would support the Council writing to EDDC.

Applications for consideration:

- | | | |
|-----------------------|--------------------|---|
| 6. 18/1704/RES | Goldsworthy | CALVADOS,
COUCHILL LANE,
SEATON, EX12 2JF
Reserved matters
application for the
erection of 1 no.
dwelling (revision to
17/2595/RES and
pursuant to outline
consent 15/1924/OUT) |
|-----------------------|--------------------|---|

The Committee **RESOLVED** to agree no objection to this application (moved Cllr Sanham; seconded Cllr Beer)
Comment was made that the plans for this application are illegible and that request be made to EDDC to provide the Council with paper copies of all future plans

- | | | |
|-----------------------|--------------------|---|
| 7. 18/1610/FUL | Ms C Aggett | 39 SEATON DOWN
ROAD, SEATON,
EX12 2SB
Alterations to front
garden to allow for off
road parking |
|-----------------------|--------------------|---|

The Committee **RESOLVED** to agree no objection to this application subject to the feedback from Highways being no objection. If Highways object to the application then Seaton Town Council follow their lead (moved Cllr Read; seconded Cllr Beer)

- | | | |
|-----------------------|---------------------|---|
| 8. 18/1288/FUL | Mr T Connell | 5 CROSS STREET,
SEATON, EX12 2LH
Demolition of light
industrial building to
rear of 5 Cross Street
and erection of one two |
|-----------------------|---------------------|---|

storey dwelling and a
single storey dwelling

The Committee **RESOLVED** to object to this application on the grounds of:

- Over development of the site
- Lack of access when the building works are being completed; and
- Lack of sufficient parking
(moved Cllr Shaw; seconded Cllr Beer)

9. **18/1759/FUL** **Mr & Mrs Ellis** **THE CORNER HOUSE, 90 BEER ROAD, SEATON, EX12 2PT**
Demolition of existing garage and the construction of a two storey side extension and internal alterations

The Committee **RESOLVED** to agree no objection to this application
(moved Cllr Beer; seconded Cllr Read)
Cllr Burrows declared a Personal Interest at the start of this agenda item as the applicant is known to him

10. **18/1619/VAR** **Devon & Cornwall Police** **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 the front of the building

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

11. **18/1792/FUL** **Mr & Mrs Northcott** **THE NUTSHELL, SEATON DOWN HILL, SEATON, EX12 2HZ**
Construction of front extension and screen

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

12. **18/1436/FUL**

Mr J Hayes

**176 HAREPATH
ROAD, SEATON,
EX12 2HE**

Construction of single
storey front/side
extension

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

13. Planning Comments for circulation

Comments to be circulated in respect of applications 18/1610/FUL and 18/1288/FUL

14. Land North of Rowan Drive, Seaton – 13/1091/MOUT

The Committee had copies of letters that Mrs Berreen had sent to East Devon District Council plus their responses. Discussion took place around:

- Councillors expressing disappointment that this situation has arisen and the response from East Devon District Council
- Adaptations have been made to the wrong street lamp as set out by Natural England as a statutory consultee
- The fact that EDDC have acknowledged that an error has been made but they have no plans to rectify it
- The planning condition should not have been signed off by EDDC
- The fact that EDDC ought to be seeking to put it right
- The fact that Baker Estates are supportive of the changes being made to the lamppost but they are not able to make the change without direction from East Devon District Council and Devon County Council

The Committee **RESOLVED** that the Council write to the Chief Executive at East Devon District Council regarding Mrs Berreen's complaint and ask them to put this right as soon as possible (moved Cllr Shaw; seconded Cllr Sanham)

15. Decisions

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

- f) 18/1262/FUL – 39 Queen Street, Seaton, EX12 2RB.** Proposed change of use from A1 (Retail) to C3 (Residential) and removal of shop window and door, and replacement with two windows – **REFUSED**
- g) 18/1359/FUL – 17 Townsend Avenue, Seaton, EX12 2BG.** Erection of new two storey two-bedroomed house in garden plot – **REFUSED**
- h) 18/1461/PDP – Store adjacent to 14 York Road, Seaton, EX12 2SA.** Change of use of a building from Class B8 (Storage or Distribution centre) to Class C3 (dwelling houses) – **APPROVED**

- i) **18/1496/FUL – 22 West Acres, Seaton, EX12 2HP.** Construction of single storey side extension – **APPROVED**
- j) **18/1588/FUL – 7 Meadow Avenue, Seaton, EX12 2AU.** Construction of single storey rear extension – **APPROVED**
- k) **18/1363/FUL – Flat 6, Westleigh, Sea Hill, Seaton, EX12 2QU.** Installation of balcony and alteration to existing dormer at roof level on south elevation - **REFUSED**

The meeting ended at 19:30.

Chairman:

Date:
