



Minutes of the Planning Committee Monday 18th September 2017

Present:

Chairman: Cllr. M. Shaw

Councillors: P. Burrows, M. Hartnell, M. Pigott, S. Read
H Sanham

In attendance: Assistant to the Town Clerk
3 members of the public

93 Apologies for absence

Apologies were received and accepted from Cllrs Beer and Hartnell.

94 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 Hartnell declared a personal interest as a member of EDDC

Cllr Pigott declared a personal interest in application 17/1965/FUL as he knows the applicants

95 Minutes of the Planning Committee meeting held on Monday 4th September 2017

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 4th September 2017
(proposed by Cllr Sanham, seconded by Cllr Pigott)

96 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.

97 Public Question Time

Two members of the public spoke:

Mrs Charmaine Harding spoke against application 17/1452/FUL as she considers that the amended plans will still deny her too much sun-light during daylight hours and cited calculations to support her view, as well as linking the

effect of too little sunlight to Seasonal Affective Disorder. Mrs Harding also said that the current plans still show the boundary on the wrong side of Oak Tree T1. Mrs Harding reiterated her concerns about overlooking and the subsequent loss of privacy.

Mr Alan Mace spoke in favour of application 17/1452/FUL and made himself known as one of the applicants. Mr Mace queried Mrs Harding's view of the loss of sunlight resulting from the development as this contradicts his researches with the Meteorological Office. Mr Mace advised the Committee that Mrs Harding's concerns about loss of privacy could be considered reciprocal in that, in his view, Mrs Harding's property currently overlooks his garden. Mr Mace refuted views that the development is too large by reference to research he has done on Google Earth and responded to other concerns that the development is out of keeping with the area by citing the number of pre-existing bungalows nearby. Mr Mace said that the plans have been amended to comply with the Case Officer's recommendations.

98 Update on actions arising

The Committee discussed the long delay in progressing application 14/0677/MFUL, Seaton Heights, and asked what could be done as the site is extremely unsightly. Cllr Hartnell advised that EDDC now has a nominated Officer in reviewing stalled sites and this can be progressed through that route.

The Committee discussed the response from EDDC to concerns that Seaton Council is not necessarily consulted on variations to Section 106 agreements. Cllr Sanham was of the view that while there is no statutory requirement to consult with us a more helpful way of working would be in partnership, and also on the matter of how Section 106 monies are applied.

Cllr Hartnell volunteered to circulate non-confidential Section 106 information in his capacity as an EDDC Councillor. This will enable Councillors to forward views to EDDC via Cllr Hartnell.

The Committee noted the update on actions arising.

99 Applications for consideration:

100

17/1452/FUL

Mr & Mrs A Mace

GLEN-ROY
WESTWOOD WAY,
SEATON, EX12 2DH
Construction of a chalet
Bungalow: Amended plans
showing the proposed
bungalow moved closer to the
road and the west facing
window at high level

Cllr Hartnell proposed no objection to the amended plans as the principle of the development is already set and on balance, the amendments address previous concerns.

(Seconded by Cllr Sanham)

The Committee discussed concerns previously raised about the development and specific changes under the amended plans which in Cllr Hartnell's view mitigate earlier concerns to do with the positioning of the development, and overlooking with particular reference to the requirement for obscure glass in the window in the stairwell. The Committee thought it unlikely that the District Council Planning Officer would be persuaded to consider further amendments.

Cllr Pigott said that the logistics of accessing the site mean it has not been easy to review. Cllr Hartnell said that he had visited the site and met with a neighbour.

The Committee **RESOLVED** no objection to this application.

101

17/1965/FUL

Mr & Mrs E Bannister

71 HAREPATH ROAD,
SEATON, EX12 2BL

Change of use of annexe
outbuilding to dwelling house,
including installation of dormer
and internal alterations

Cllr Sanham proposed a strong objection to this application in respect of all the grounds previously cited by STC to a former application for development on this site (12/1714/FUL) as follows:

Comment date Monday 17th September 2012 –

Strong Objection: 1 The previous objections are re-stated: The proposal will create a separate dwelling as it is not related to main dwelling and is capable of being given a site and access that is independent of the main site.

2 Despite the revised plan, there is inadequate parking for the annex or the main house, there is significant concern that parking will be shifted to Wychall Orchard which is not wide enough to cope and would prevent access by emergency vehicles. The Town Council is of the view that the statement regarding adequate parking is incorrect.

3 The amended plans give greater strength to the possibility of a separate dwelling being created.

4 that any parking that is diverted to Wychall Orchard will block access to other garages in the area.

Comment date Tuesday 21st August 2012 –

Objection: Currently another dwelling, inadequate parking, insufficient parking on whole site, view that parking will be shifted to Wychall Orchard which is not wide enough to cope and would prevent access by emergency vehicles. Annexe not related to main dwelling. Statement giving adequate parking is incorrect.

and:

The current application should have reference to condition 4 in the Delegated Report provided in respect of application 12/1714/FUL namely:

The extended building hereby approved shall be used only in conjunction with, and ancillary to, the use of No. 71 Harepath Road as a single dwelling house and shall not be used for any Independent purpose (Reason – The building is unsuitable for independent residential occupation and to comply with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.

and:

Seaton Town Council Planning Committee believes that application 17/1965/FUL still leads to the likelihood of a separate dwelling independent of the main site and still contravenes Policy D1 and still doesn't address parking concerns expressed in our objection to application 12/1714/FUL. (seconded by Cllr Hartnell)

The Committee **RESOLVED** to strongly object to this application.

102

17/2034/FUL

Mr P Zannini

12 MEADOW ROAD,
SEATON, EX12 2AS
Detached garage and
Combined annexe ancillary
to the dwelling and for
occasional holiday let use

Cllr Sanham proposed an objection to this application because holiday lets will lead to increased traffic and parking pressure on Meadow Road which is already used by people who work in Seaton as well as nearby residents. The two-storeys will be overbearing in their bulk and the first-floor development will over-shadow a neighbour's property on one side and limit light. The development is out of keeping with the Seaton Street Scene by giving the appearance of being two separate dwellings.

(seconded by Cllr Burrows)

The Committee **RESOLVED** to object to this application.

103 Planning Comments for circulation

The Committee agreed that planning comments resolved at this meeting will be forwarded to the Chairman for review before onward circulation.

104 Decisions: to note planning decisions made by EDDC

The Committee **noted** the following decisions:

- a. 17/1658/ADV – **Seaton Jurassic, the Underfleet, Seaton** – Display of 1 no. non-illuminated fascia sign and 5 no. non-illuminated banner signs. **APPROVED**
- b. 17/1815/FUL – **10 Oakland Close, Seaton EX12 2UQ** – Construction of single storey extension to rear and installation of first floor window to side. **APPROVED**

c. 17/1909/FUL – Barnards, Harepath Hill, Seaton, EX12 2TF –
Construction of garage. **APPROVED.**

The meeting ended at 19.47

Chairman:

Date:

DRAFT