



**Minutes of the Planning Committee
Monday 4th March 2019**

Present:

Chairman: Cllr. S Read

Councillors: K. Beer, M. Hartnell, D. Ledger, J. Rowland and M. Shaw

In attendance: Town Clerk
No members of the public

220. Apologies for absence

Apologies were received and accepted from Cllr Sanham

221. Declarations of Interest

Cllr Shaw declared a personal interest as a Councillor with Devon County Council (DCC)
Cllr Shaw declared a personal interest in agenda item 7, application reference 19/0282/TRE as it is his own application

Cllr Ledger declared a personal interest in agenda item 8, application reference 18/2264/FUL as he is related to the applicant

Cllr Hartnell declared a personal interest as a Councillor with East Devon District Council (EDDC)

222. Minutes of the Planning Committee meeting held on Monday 18th February 2019

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 18th February 2019.

(moved Cllr Beer; seconded Cllr Rowland)

223. Public Question Time (PQT)

There were no members of the public present.

Applications for consideration:

224. 18/2889/FUL

Ms A Willes

**32 Scalwell Mead,
Seaton, EX12 2DW**

Construction of single storey
side/rear extension

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

Cllr Hartnell arrived at 7.05pm

Cllr Shaw left the room for the next item of business

225. 19/0282/TRE

Mr & Mrs Shaw

**Lynwood, Old Beer Road,
Seaton, EX12 2PX**

Beech (T8 on plan for 14/0006/TPO, consolidated in 14/0025/TPO). Tree has grown excessively thick due to poor pollarding in the past, and we are applying for a 20 per cent crown thin

The Committee **RESOLVED** to propose no objection to the application (moved Cllr Ledger; seconded Cllr Rowland).

Cllr Shaw returned to the room

226. 18/2264/FUL

Ms J McElligott

**65 Seaton Down Road,
Seaton, EX12 2SB**

Construction of new four bedroom semi-detached dwelling

Discussion took place around:

- Not clear what has changed in terms of footprint of the application
- One improvement is the continuous roofline
- Overcrowding of the plot was main objection
- Improvements to the layout inside as well

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

- Unacceptably high density/overdevelopment of the site, especially as it involves the loss of garden land and the open aspect of the neighbourhood. (Contrary to Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013 ' 2031).
- Visual impact of the development. (Contrary to Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013 ' 2031).
- Effect of the development on the character of the neighbourhood. (Contrary to Strategy 6 (Development within Built-Up Area Boundaries) and Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013 ' 2031).
- Design (including scale, bulk and massing, density, height, fenestration and materials). (Contrary to Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013 - 2031).
- The proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity. (Contrary to Strategy 6 (Development within Built-Up Area Boundaries) and Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013 - 2031).
- The proposed entrance/exit to the proposed dwelling would be detrimental to the safe and satisfactory operation of the local highway network and the development would adversely affect highway safety or the convenience of road users. (Contrary to Policy TC7 (Adequacy of Road Network and Site Access) of the Adopted East Devon Local Plan 2013 - 2031).

(moved Cllr Read; seconded Cllr Shaw).

Cllr Ledger requested that his abstention be recorded

227. Planning Comments for circulation

Comments to be circulated in respect of application 18/2264/FUL.

228. Community Infrastructure Levy (CIL)

Discussion took place around:

- Main query is the levy for Sidmouth is £200 per sq ft but the levy for Seaton £150 per sq ft. What is the difference?
- There being a long list of priority 1, 2 and 3 projects for infrastructure projects – virtually nothing for Seaton but a lot for other areas
- Back onto the next agenda for 18/03/19 for final comments before they are submitted by the closing date 22nd March at 5pm

229. Decisions

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

- a) 19/0163/FUL – 15 Hillymead, Seaton, EX12 2LF** Construction of single storey side/rear extension (revised scheme to approved application 18/1176/FUL); construction of porch – **APPROVAL – standard time limit**
- b) 18/2345/FUL – 17 Upper Churston Rise, Seaton, EX12 2HD** Retention of conservatory on existing balcony, with enclosed storage area to rear/side elevation – **APPROVAL – with conditions**
- c) 19/0064/FUL – 23 Riverdale Orchard, Seaton, EX12 2RG** – Construction of two storey side extension; single storey front and rear extension – **APPROVAL – standard time limit**

230. Tree Preservation Orders

The Committee noted tree preservation orders made by East Devon District Council:

- a) 18/0109/TPO – Land at Higher Glen, Beer Hill, Seaton** Tree Preservation Order has been made in respect of land in your area.

The meeting closed at 7.20pm

Chairman: _____

Date: _____