



Minutes of the Planning Committee Monday 5th November 2018

Present:

Chairman: Cllr. S Read

Councillors: P. Burrows, M. Hartnell, D. Ledger, J. Rowland, H. Sanham and M. Shaw

In attendance: Town Clerk
3 members of the Public

136. Apologies for absence

There were no apologies.

Cllrs Burrows and Hartnell were late to the meeting

137. Declarations of Interest

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

Cllr Ledger declared a personal interest in respect of agenda item 6, application 18/2264/FUL as the applicant is a relative

138. Minutes of the Planning Committee meeting held on Monday 22nd October 2018

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 22nd October 2018.

(moved Cllr Rowland; seconded Cllr Sanham)

139. 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.

140. Public Question Time

Ms McElligott, spoke on agenda item 06, application 18/2264/FUL as the applicant. She confirmed that she had taken on board the advice of the Councillors who did a site visit on Friday 2nd November. Following that she had spoken to her architect and they had advised her that there was still a chance that the application may be passed by East Devon District Council. Therefore she was going to carry on with the application rather than withdraw it.

Cllr Burrows arrived at 7.05pm.

Mrs Chatting spoke on agenda item 09, application 18/2345/FUL on behalf of her parents who reside in 19 Upper Churston Rise and are objecting to the application. Mrs Chatting's

statement is 'Each of the six properties along the top of Upper Churston Rise were built in approximately 1984 and my parents have resided there for nearly 30 years. Each of the six properties has a substantial concrete balcony constructed in such a way as to provide privacy to each householder. However, the enjoyment of my parents home and garden has been seriously affected by the sudden erection of a wooden balcony on stilts directly overlooking their property which has totally invaded their privacy. The additional decking area at No 17 extends considerably further than the original building line to the front and side of the property and being substantially higher than our property the structure is imposing and intimidating. The angle of the platform is facing directly towards our property which is not acceptable and means we have absolutely no privacy to our property, the rear garden, half the front garden and balcony. Our sun room, which is often used as a bedroom is completely overlooked and dominated by the 'tower'. We have no objection to the construction of the conservatory on the existing concrete balcony but with the additional wooden decking, whose access is by double glass conservatory doors directly facing our property. Had the new conservatory not been so huge in using up their entire balcony, no additional outside space would have been required. By way of solution we would like to see the removal of the wooden decking and that the double conservatory doors are replaced with windows. We also request that all of the side windows of the new conservatory room, directly adjacent to and overlooking our property are frosted or glazed to ensure privacy'.

Applications for consideration:

141. 18/2264/FUL

Ms J McElligott

**65 SEATON DOWN ROAD,
SEATON, EX12 2BG**

Construction of new four
bedroom semi detached
dwelling.

Discussion took place around:

- Cllr Read confirmed that he and Cllr Rowland visited the site on Friday 2nd November with Ms McElligott (at her invitation)
- There were four points listed in the decision notice but as Ms McElligott only received one page not all points have been addressed
- The dormer has been reduced and the balcony at the rear has been removed but other points remain outstanding
- The need to comment on the application as it stands at the moment
- Objection on the previous grounds of overdevelopment of the site (development appearing cramped within the site), loss of light and overshadowing to neighbouring property, concerns regarding vehicular access to the site and impact on the local highway and lack of sufficient parking space

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

- Overdevelopment of the site (development appearing cramped within the site)
- Loss of light and overshadowing to neighbouring property
- Concerns regarding vehicular access to the site and impact on the local highway
- Lack of sufficient parking space

(moved Cllr Sanham; seconded Cllr Rowland)

142. 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 & 2 Beach Corner for use as holiday let and/or staff accommodation) to allow change to external materials.

Discussion took place around:

- The fact that EDDC had already approved this application

The Committee **RESOLVED** to agree to note this application.
(moved Cllr Read)

Cllr Hartnell arrived at 7.15pm

143. 18/2265/OUT

Mrs M Miller

8 EVEREST DRIVE, SEATON, EX12 2ED

Outline consent sought for construction of a detached house with all matters reserved.

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

- Overdevelopment of the site with the development appearing cramped within the site
 - Loss of parking
- (moved Cllr Rowland; seconded Cllr Sanham)

144. 18/2345/FUL

Mr J Bowers

17 UPPER CHURSTON RISE, SEATON, EX12 2HD

Retention of conservatory on existing balcony and additional decking area.

Discussion took place around:

- The conservatory and decking already having been built
- Cllr Read had visited the property and observed that the decking was higher than the neighbouring hedge meaning that 19 Upper Churston Rise had no privacy

- The conservatory having double doors and glazing overlooking the neighbouring property
- The development being very out of keeping with the local area and having a significant impact on neighbouring properties
- The objection being to the decking
- If the application is refused that EDDC take enforcement action to ensure that the decking is removed

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

- The decking being too large and over developed
- Overlooking and loss of privacy
- Loss of light or overshadowing
- Noise and disturbance resulting from use of the decking
- Out of keeping with the local area and impacting on the visual amenity
- Being over-bearing and out of scale or character in terms of appearance

The Council doesn't have an objection to the conservatory itself but would like to see a condition added that the doors be replaced by windows and that the windows overlooking the neighbouring property are frosted or glazed to ensure privacy
If the application is refused that enforcement action is taken to remove the decking
(moved Cllr Ledger; seconded Cllr Read)

145. 18/2139/FUL Mrs M Nicholson 31 LYDGATES ROAD, SEATON, EX12 2BX
Construction of single storey rear extension & decking.

Discussion took place around:

- The fact that EDDC had already approved this application

The Committee **RESOLVED** to agree to note this application.
(moved Cllr Read)

146. 18/2447/FUL Mr D Barnett 9 WOODFIELDS, SEATON, EX12 2UX
Construction of single storey rear extension.

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

147. 18/2290/FUL Mr A J Oborn 17 TOWNSEND AVENUE, SEATON, EX12 2BG
Erection of new two storey two-bedroom house in garden plot

Discussion took place around:

- The fact that there was very little change to this application from the first time it came before the Committee
- The balcony has been removed but the development is still over developed as the space hasnt changed and it is still over-bearing

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

- Complete over development of the site
- Inadequate parking – this is a narrow road not suitable for parking and the garage is being removed
- The design is out of keeping compared with the other properties in the vicinity (moved Cllr Rowland; seconded Cllr Read)

148. 18/2462/FUL

Mr L Horton

THE LINHAY, ROLLE COURT, HAREPATH HILL, SEATON, EX12 2UB
Construction of conservatory to the side and raise height of stone boundary wall

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

149. Planning Comments for circulation

Comments to be circulated in respect of applications 18/2264/FUL, 18/2265/OUT, 18/2345/FUL and 18/2290/FUL. It was also agreed that the Town Clerk would write to the Planning Team at EDDC regarding the two applications that they send out for consultation but which they have already determined prior to the meeting.

150. Decisions

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

- 18/1859/FUL – Lloyds TSB Bank plc, The Square, Seaton, EX12 2QH** Remove 1 No existing side elevation window and install a new door with level access - **APPROVAL WITH CONDITIONS**
- 18/1514/PDO – First Floor Church House, 49 Queen Street, Seaton, EX12 2RB.** Prior approval for change of use of first floor offices/studio to residential use – **WITHDRAWN**
- 18/1948/FUL – Land Adjacent 33 Eyewell Green, Seaton.** Proposed dwelling and formation of access to highway – **APPROVAL WITH CONDITIONS**
- 18/1919/LBC – 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 – **APPROVAL WITH CONDITIONS**

151. Tree Preservation Order

The Committee **NOTED** the following decision made by East Devon District Council:

- 17/0171/TPO – Land at Higher Glen, Beer Hill, Seaton, EX12 2PY.** Decision has been taken not to confirm the Order.

The meeting ended at 19:30.

Chairman: _____

Date: _____