



**Minutes of the Planning Committee
Monday 8th October 2018**

Present:

Chairman: Cllr. S Read

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

In attendance: Town Clerk
1 member of the Public

108. Apologies for absence

Apologies were received and accepted from Cllr Rowland.

109. Declarations of Interest

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 East Devon District Council (EDDC).

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

Cllr Beer declared a personal interest in respect of agenda item 10, application 18/2138/FUL as the applicant is a personal friend

Cllr Ledger declared a personal interest in respect of agenda item 8, application 18/1873/VAR as the applicant is a former employer

110. Minutes of the Planning Committee meetings held on Monday 10th September 2018 and Monday 24th September

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 10th September 2018.

(moved Cllr Sanham; seconded Cllr Shaw)

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 24th September 2018.

(moved Cllr Beer; seconded Cllr Ledger)

111. 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.

112. Public Question Time

Ms Domenica Fazio representing, spoke on agenda item 06, application 18/2077/FUL on behalf of Milford and Dormor Solicitors, who occupy an adjacent property. Ms Fazio stated

that Milford and Dormor have concerns over the scale and large size of the development and feel that it is bigger than could be reasonably expected for the size of footprint. They believe that the development will dwarf the other properties and that it is not in keeping with other properties in the vicinity. The height and mass will impact on the Milford and Dormor offices. There will also be an impact on traffic, parking and access to the development. There is particular concern over the vehicular access from Harbour Road as the access route is tight with a garage on one side and a wall on the other side. The Royal Clarence Public House also has table outside in this area in good weather. This development poses a danger to pedestrians with increased volumes of vehicles driving over the pavement to access the site.

Applications for consideration:

113. 18/2077/FUL

Mr G Mettam

**VINTAGE COURT, THE
SQUARE, SEATON**

Demolition of 2 x retail units
and 1 flat to be replaced
with 2 x retail units and 9
flats.

Discussion took place around:

- Two comments on the planning portal objecting to the application on the grounds of scale and quality of the design
- Vehicular access to the site being a real concern and should not be increased as it is dangerous to pedestrians at the moment
- The need for development there but that it should be complimentary to the Grove and other surroundings
- The need for the development to be in proportion and concerns that this is over development
- No attempt has been made by the developers to match the development to its surroundings and it being out of keeping with its surroundings
- The design doesnt meet with the requirements set out in the Seaton Town Design Statement
- The plans dont show a link to the Co-op car park
- The development being contrary to the East Devon District Council Local Plan and National Planning Policy Framework (NPPF)
- The need to quote the relevant paragraphs from the Seaton Town Design Statement, Local Plan and NPPF when drafting the Council's response
- The impact and loss of light to the Grove Mews
- Objections due to massing, height, being overlooking and overbearing

The Committee **RESOLVED** to agree to objection to this application on the grounds listed above. The Town Clerk is to draft a response and circulate to all members of the Committee for comment
(moved Cllr Burrows; seconded Cllr Shaw)

114. 18/2205/TRE

Mrs Francombe

**15 HONEY DITCHES
DRIVE, SEATON, EX12
2NU**

T1, Oak – shorten back two lowest first order branches over roof by 1 – 2m to a suitable second or third order branch to leave a natural form with no cuts larger than 50mm.

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

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

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

116. 18/1802/FUL

Mr J Werb

BARNARDS, HAREPATH HILL, SEATON, EX12 2TF

Construction of single and double storey extensions and alteration to dwelling, including balcony and provision of cladding (revisions to 17/1647/FUL).

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

117. 18/2138/FUL

Ms A Summerbee

23 RIVERDALE ORCHARD, SEATON, EX12 2RG

Raising of roof ridge to enable loft conversion including rear dormer window and front roof light, construction of side/front extension and single storey rear extension.

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

118. Application 18/1514/PDO. Mr B Salter – First Floor Church House, 49 Queen Street, Seaton, EX12 2RB

The Committee **NOTED** the application as per the information from East Devon District Council as there had been no objections from any other agencies
(moved Cllr Burrows; seconded Cllr Beer)

119. Planning Comments for circulation

Comments to be circulated in respect of application 18/2077/FUL.

120. Planning Policy Briefing Paper

Cllr Burrows updated the Committee and confirmed that the changes being proposed by East Devon District Council on the Planning Policy Briefing Paper on special control of advertisements didn't really impact on Seaton.

The Committee **RESOLVED** that the Council doesn't make a submission but that Councillors respond as individuals if they feel it appropriate to do so.
(moved Cllr Shaw; seconded Cllr Read)

121. Football Pitches

Cllr Hartnell updated the Committee that he had been liaising with the football club about improving the facilities on their site with the use of the S.106 monies before the time period elapses as it is unlikely that any development at Harepath Road will be forthcoming in the near future.

122. Decisions

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

a) 18/1196/OUT – Land North of Macwood Drive Seaton

Outline application for two bedroom detached bungalow with off street parking space, and demolition of existing building (all matters reserved) – **APPROVED**

b) 18/1932/FUL – 65 Seaton Down Road, Seaton, EX12 2SB.

New four bedroom semi-detached dwelling – **REFUSED**

The meeting ended at 19:40.

Chairman: _____

Date: _____