



**To all Members of the Planning Committee
Planning Committee Meeting Monday 11th December 2017**

Chairman: Cllr. M Shaw

**Councillors: K. Beer, P. Burrows, M. Hartnell, M. Pigott, S. Read,
H. Sanham, J Rowland**

5th December 2017

You are summoned to attend a meeting of the Planning Committee on
**Monday 11th December 2017 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 27th November 2017.

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.

6. Applications for consideration:

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|------------------------|--------------------------|---|
| 7. 17/2686/FUL | Richard Chapple | 22 – 24 QUEEN STREET, SEATON, EX12 2RB Sub-division of existing (A1) retail unit to form 2 no. (A1) retail units and associated external works |
| 8. 17/2769/FUL | Mrs L Lacey | 26 RIVERDALE ORCHARD, SEATON, EX12 2RG Construction of two-storey rear extension and enlarged dormer window on front facing roof slope |
| 9. 17/2804/FUL | Mr R Harding | LAND AND GARAGES ADJACENT TO 52 RIVERDALE CLOSE SEATON Demolition of existing garage block and proposed new building to provide 3 no. flats |
| 10. 17/2595/RES | Goldsworthy Bldrs | CALVADOS, COUNCHILL LANE, SEATON, EX12 2JF Reserved matters application for the erection of 1 no. dwelling (pursuant To 15/1924/OUT) seeking approval for access, appearance, landscaping, layout and scale |

| | | |
|-----------------------|-------------------------------|---|
| 11.17/2760/TRE | Mr K Hodson | 232 HAREPATH ROAD, SEATON, EX12 2SU T1, Oak: Target prune on branches approaching the house by approx. 2 metres and to balance tree on opposite site where there is a 3-line power line |
| 12.17/2779/CPE | Dr Geoffrey Roberts | WELLFIELD BUNTS. LANE, SEATON, EX12 2HT Lawful development certificate for use of building as a furnished holiday let unit |
| 13.17/2673/OUT | Mr & Mrs Romanelli | 4 COURT LANE, SEATON, EX12 2AT Proposed two-storey detached dwelling with single-storey garage (approval sought for access, layout and scale) |

14. Planning Comments

To agree planning comments for circulation.

15. Decisions

To note planning decisions made by East Devon District Council:

17/2238/FUL – Wellfield Bunts Lane, Seaton, EX12 2HT – construction of dormer window within detached outbuilding - APPROVED

17/2288/COU – 34 Queen Street, Seaton, EX12 2RB – Change of use of ground floor of building from A1 (retail) to A4 (micro pub) use – APPROVED

17/2475/FUL – 38 Harepath Road, Seaton, EX12 2RU – change of use of ground floor of residential building to retail area including extension to link the existing shop to that building and reduction in number of flats from 3 to 2 – APPROVED

16. To note Tree Preservation Order

17/0166/TPO – Land in the rear of 11 Axview Road, Seaton, EX12 2JS

17. Accessing plans through EDDC planning on-line service; a review of support available

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.



**D R A F T Minutes of the Planning Committee
Monday 27th November 2017**

Present:

Chairman: Cllr. M. Shaw

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

In attendance: Assistant to the Town Clerk
Cllr Kevin Rye
2 members of the public

150 Apologies for absence

Apologies were received and accepted from Cllrs Beer, Hartnell and Rowland.

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).

151 Minutes of the Planning Committee meeting held on Monday 13th November 2017

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 13th November 2017

(moved by Cllr Sanham, seconded by Cllr Read)

152 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.

153 Public Question Time (PQT)

Mr Robert Ledden raised concerns about application 17/2674/FUL, 4 Court Lane, Seaton, EX12 2AT in as much as he has no objection to the development generally but would like clarification on whether the boundary is represented correctly. Mr Ledden said that the boundary should be 8 metres according to the Land Registry but it is now 6 metres and the application is an opportunity to establish where the

boundary should lie. In addition, access for vehicles is now difficult with the Western boundary hedge encroachment and may affect where the extension goes on the garage. Mr Ledden also expressed concern that any further application for additional development at the rear of the site would mean that the only access for vehicles will be via the private road.

Mr John Coombe spoke against application 17/2674/FUL, 4 Court Lane, Seaton, EX12 2AT in as much as a concrete pad underneath a tarmac surface is now buried because of the encroachment of earth from the said property which, over time, has slipped forward and become a slow mud-slide. This is making it increasingly difficult for emergency vehicles to access the site.

154 Applications for consideration:

155

17/2551/FUL

Mr Justin Werb

**BARNARDS, HAREPATH HILL,
SEATON, EX12 2TF**

Construction of garage / workshop
to front elevation

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

156

17/2674/FUL

Mr & Mrs Romanelli

**4 COURT LANE, SEATON
EX12 2AT**

Two storey extension and loft
conversion including front facing
gable

The Committee **RESOLVED** no objection to this application in principle but expressed concerns that the boundary may be misrepresented and that part of the development may, therefore, cross the boundary; this, in addition causing problems of access to Meadow Avenue for emergency vehicles. The Committee asked that EDDC takes these concerns into consideration.
(moved by Cllr Shaw, seconded by Cllr Pigott)

157 Planning Comments for circulation

The Committee agreed not to circulate comments from this meeting to District Councillors.

158 Decisions

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

17/1647/FUL – Barnards, Harepath Hill, Seaton, EX12 2TF – revision and amendments to recent application (consented) 16/2854/FUL. Reduction in size and projection of ground floor, front windows and two

dormers and two bays. Front 'Nantucket' style dormer to replace previously consented dormers and bay window of first floor -

APPROVED

17/2401/FUL – Seascope, Harepath Hill, Seaton EX12 2TA –

Retention of single-storey rear extension – **APPROVED**

17/2418/FUL – Kings Clement, 17 Havenview Road, Seaton EX12

2PF – Replacement single-storey side / rear extension – APPROVED

17/2435/FUL – Jesmond manor Road, Seaton EX12 2AQ –

Demolition of existing single-storey lean to(s) and construction of single storey rear extension – **APPROVED**

The meeting ended at 19.20

Chairman:

Date:

**Accessing plans through EDDC planning on-line service;
a review of support available**

1. Background

1.1 Seaton Town Council has been contacted by a Service Lead Planning Officer at East Devon District Council (EDDC) advising that at a recent EDDC Scrutiny Committee meeting, Members raised concerns that their respective town or parish council clerks were having various problems accessing plans through the planning on-line service on the web-site. Issues raised centred mainly around the quality of the plans, download speeds etc. Some of the issues related to specific applications that have not been scanned properly while others relate to issues with the system itself and the functionality of the system.

1.2 EDDC is keen to ensure the best possible access to clean and clear information on planning matters and the web-site is a vital component of providing the service.

1.3 Some of the reasons why applicants may be experiencing difficulties in utilising the website portal may be outside of EDDC control but some they may be able to help with either straight away or in the long term through changes to the system or EDDC processes and the Council is keen to hear of any issues arising from users of the portal, the aim being to address the problems efficiently or to help those concerned use the system to its full capability.

2. Recommendation

The Committee is asked to advise STC Officers of issues arising in accessing information on the EDDC Planning Portal so that they can be collated and reported back to EDDC.

In addition, the Committee may want to include the views of STC Officers who have noticed, for example, one or two occasions when new planning applications and ongoing documentation are posted to the portal rather late in the day which can de-limit the time available to our Planning Committee to provide comments or access relevant information.