



Minutes of the Planning Committee Monday 13th November 2017

Present:

Chairman: Cllr. M. Shaw

Councillors: K. Beer, P. Burrows, S. Read, J Rowland, H Sanham

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

138 Apologies for absence

Apologies were received and accepted from Cllrs Hartnell and Pigott.

139 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).

140 Minutes of the Planning Committee meeting held on Monday 30th October 2017

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 30th October 2017 subject to the following amendment:

Item 126: amend to read "Cllr Rowland declared a personal interest in application 17/2418/FUL"

(proposed by Cllr Shaw, seconded by Cllr Sanham)

141 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.

142 Public Question Time (PQT)

Maggie Berreen spoke against application 17/2043/MRES: Land North of Rowan Drive as follows:

- The application for conservatories and external electrical wiring goes against the low-level lighting required throughout the site as vital for ecology mitigation to succeed

- The Developer's point that other residences in the vicinity have conservatories does not appreciate that these houses were built 25 years ago when the importance of the area was unknown and there was still a wide piece of open land up to the A3052
- If this application is approved it will create a precedent for future development
- Seaton actively promotes Green Tourism
- There is an amazing range of bio diversity at the site
- EDDC's Countryside Services events include bat evenings on Seaton Wetlands every year.
- The developers do not live here. Our environment is under discussion, not theirs.

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Graham Hutton of Baker Estates spoke in favour of application 17/2043/MRES: Land North of Rowan Drive as follows:

Mr Baker agreed with many of the issues cited by Maggie Berreen, however:

- EDDC had failed to provide all the documents accompanying the previous application to inform consideration of the application
- Baker Estates is doing all possible to minimise light intrusion including a covenant ensuring no external lighting and the conservatories will be inward looking.
- Baker Estates is not trying to take liberties but maximizing the opportunities of the development for residents and to support the town of Seaton more generally

Chris Abbott spoke in favour of application 17/2475/FUL: 398 Harepath Road:

- He explained that the purpose of extending the shop floor space was to enable a greater amount of stock and fewer disappointed customers
- The number of flats proposed has been reduced from 3 to 2

Martyn Hill spoke against application 17/2595/RES: Calvados, Couchill Lane:

- Although the application is now for a single-storey development the access has been changed leading to limited screening from the road
- The light blue colour proposed makes the development over visible
- The roof colour should be changed to a natural grey or similar to avoid the development being over visible
- The current application leaves too little space between the edge of the development and the hedge and trees on the boundary. It will make trimming the boundary difficult, limit access to the hedge and new drainage will damage the roots of protected trees
- It is proposed to remove a protected Oak Tree
- The development should be reduced in size to mitigate concerns
- The size of the development tends to a view that the development will become a holiday let in an otherwise residential area. EDDC should ensure that the development cannot be used for holiday lets in its decision on this application

143 Applications for consideration:

144

17/2043/MRES

Baker Estates

LAND NORTH OF ROWAN DRIVE

Erection of 36 no. dwellings and associated works (application for approval of reserved matters relating to appearance, layout and sale of plots 21-28 to include addition of conservatories) pursuant to outline application 13/1901/MOUT and reserved matters Approval 16/2338/MRES
Amended plans (design & access Statement) posted on Planning East portal on 24th October 2017

Cllr Shaw explained that the amended Design & Access Statement referred to the 2016 ecological survey which was prior to the issues raised by Natural England.

Cllr Sanham proposed an objection to the applicaiton as follows:

- Our Planning Committee's previous objections reference this applicaiton remain because:
 - The anticipated Natural England report is not to hand and this needs to be taken into account before a decision is made.
 - Seaton Town Council would like to see mitigation measures on protecting bats made enforceable through a covenant. The amended Section 106 agreement does not provide reassurance on enforceable mitigation

In addition, Seaton Town Council is concerned to see that the Show House on the site already has a convervatory although no planning permission for this exists

(seconded by Cllr Beer)

The Committee **RESOLVED** to agree an objection to this application.

145

17/2475/FUL

Mr C & Mr J Abbott

**38 HAREPATH ROAD, SEATON,
EX12 2RU**

Change of use of flats to retail area including extension to link the existing shop to the flats and reduction in flats from 3 to 2

The Committee discussed the benefits of expanded retail opportunities in Seaton and the benefits of reducing the number of flats from 3 to 2

Cllr Burrows proposed no objection to this application.

(seconded by Cllr Sanham)

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

146

17/2594/FUL
SEATON,

Mr P Zannini

12 MEADOW ROAD,

EX12 2RU

Detached garage and combined
annexe ancillary to the dwelling
and for occasional holiday use

The Committee discussed amendments to the application and was of the view that this was an improved application, with overbearing and parking issues resolved and the addition of a garage, and noted that seventeen residents had been consulted with no objections arising.

Cllr Rowland proposed no objection to this application
(seconded by Cllr Read)

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

147

172595/RES Goldsworthy Bldrs

CALVADOS, COUCHILL 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

Cllr Rowland proposed an objection to this application because:

- The colour scheme proposed makes the development over visible and should be modified
- Although the development is now single-storey it occupies more space than previously
- The development proposed is too close to the hedge endangering both the hedge and trees and there is some inconsistency between the architect's plan and the tree preservation plan
- There are already issues with flooding in that area and the application will exacerbate these

(seconded by Cllr Sanham)

Cllr Sanham said that the development was out of keeping with the Design Statement at the front and not in keeping with the Street Scene. Cllr Sanham proposed an amendment to the objection to the effect that EDDC Planning Department should arrange a site visit to consider the Committee's objections
Cllr Rowland accepted the amendment to the proposal

The Committee **RESOLVED** to agree an objection to this application.

148 **Planning Comments for circulation**

The Committee agreed to circulate the decisions on planning applications 17/2043/MRES and 17/2595/RES.

149 Decisions

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

17/1193/FUL – Land and garages adjacent to 52 Riverdale Close, Seaton – Demolition of existing garages, construction of 2 no. flats, creation of replacement and additional parking spaces and new bin store- **APPROVED**

17/1452/FUL – Glen-Roy, Westwood Way, Seaton, EX12 2DH – Construction of a chalet bungalow – **APPROVED**

17/1965/FUL – 71 Harepath Road, Seaton, EX12 2BL – Change of use of annexe outbuilding to dwelling – **APPROVED**

17/2034/FUL – 12 Meadow Road, Seaton, EX12 2AS – Detached garage and combined annexe ancillary to the dwelling and for occasional holiday let use – **WITHDRAWN**

17/2342/TRE – 30 Ryalls Court, Seaton, EX12 2HJ5 – To pollard 4 Lime Trees – **WITHDRAWN**

The Committee expressed disappointment that its concerns about application 17/1193/FUL had not been taken into account.

The meeting ended at 19.40

Chairman:

Date:
