



Minutes of the Planning Committee Monday 2nd October 2017

Present:

Chairman: Cllr. M. Shaw

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

In attendance: Town Clerk
5 members of the public

105 Apologies for absence

Apologies were received and accepted from Cllr Hartnell.

106 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).

107 Minutes of the Planning Committee meeting held on Monday 18th September 2017

An amendment was made to reflect that Cllr J. Rowland was absent from the meeting on the 18th September and not Cllr M. Hartnell as listed in the minutes.

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 18th September 2017, subject to the above amendment. (proposed by Cllr Pigott, seconded by Cllr Burrows)

108 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.

109 Public Question Time

One members of the public spoke:

Mrs Maggie Berreen spoke against application 17/2043/FUL, land north of Rowan Drive and said, 'The site 'Land North of Rowan Drive' runs directly across a multi species bat commuting and foraging route between Beer

Quarry and Caves and Seaton's Wetlands. This is confirmed by Natural England's mitigation requirements. Natural England's mitigation priorities are on the provision of dark corridors on the North, West and part South boundaries and minimising light levels throughout. This includes no external lighting to the rear of any property that backs onto these boundaries. The developers have had to agree to an overall low lighting scheme on the estate as advised by Natural England. Even some of the street lights in the existing Rowan Drive are to have cowls fitted to keep the site as dark as possible. This is a highly sensitive development site as everyone involved knows. On December 1st 2016 Baker Estates put in revised plans which changed the previous application from no conservatories to having conservatories on 25 of the dwellings including those on the all-important north, west and south boundaries. The totally unacceptable nature of this application was pointed out to EDDC's Planning department by myself and on the 13th December Baker Estates put in yet another revised plan with no conservatories at all. Vigilance is extremely important. It is unequivocally clear that maintaining low level lighting throughout this site is vital. This application for conservatories and external electrical wiring goes against this. The developer may, understandably, argue that dwellings in the existing Rowan Drive have conservatories. Those houses were built just over 25 years ago when the importance of this area was unknown and there was still a wide piece of open land up to the A3052. If this application is approved it must be made undeniably clear that this cannot set a precedence at any time in the future for other properties on the site. Seaton actively promotes Green Tourism. We have an amazing range of biodiversity here. EDDC's Countryside Services events include bat evenings on Seaton Wetlands every year. Our reputation as a wildlife haven is soaring. As a Wetlands volunteer myself I know this is true. Please bear in mind the developers do not live here. Our environment is under discussion, not theirs.'

110 Applications for consideration:

111

17/2043/FUL

Baker Estates Ltd

LAND NORTH OF
ROWAN DRIVE,
SEATON.

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
additional conservatories)
pursuant to outline application
13/1091/MOUT and reserved
matters approval
16/2338/MRES

Cllr Sanham stated that she agreed with Mrs Berreen's comments. Whilst this application is to have conservatories in the middle of the Rowan Drive development the concern is that once the precedent has been set the developer may submit further applications for conservatories on the rest of the site. Cllr Sanham stated that she believes strongly that the Council should strongly object to the application.

Therefore, Cllr Sanham moved objecting to the application
(seconded by Cllr Burrows)

It was suggested that the response to EDDC included reference to seeking a condition that when Baker Estates sell each property they include a covenant in the contract that no conservatory can be built by the individuals purchasing the homes.

It was further suggested that the response to EDDC must include reference to the relevant Local Plan Strategy, the Natural England mitigation strategy that was previously agreed plus the relevant points from Mrs Berreen's statement. Councillors also felt that both Natural England and Wetlands needed to be consulted with on this application, if EDDC had not already done so.

The Committee **RESOLVED** to object to this application.

112

17/2188/FUL

Mr & Mrs Fraser

SEASCAPE, HAREPATH
HILL, SEATON, EX12 2TA
Proposed Single Storey
Garage to Side Elevation
& Conversion of Existing
Garage to Play Room

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

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

113 Planning Comments for circulation

The Committee agreed that planning comments resolved at this meeting will be forwarded to the Chairman for review before onward circulation to EDDC.

114 Decisions: to note planning decisions made by EDDC

The Committee **noted** the following decisions:

- a. **17/1126/FUL – 6 Scalwell Park, Seaton, EX12 2DD**
Retrospective application for retention of rooflights and first floor windows (revised scheme to 16/1686/FUL) **APPROVED**
- b. **17/1871/FUL – the Brecks, 51 Beer Road, Seaton EX12 2PH**
– Construction of former window on rear roof slope and installation of roof light on side facing roof slope. **APPROVED**
- c. **17/1910/FUL – West Rising, Fremington Road, Seaton, EX12 2HX** – Outline application with all matters reserved for the erection of 3 no. dwellings. **APPROVED.**

115 The Committee noted Tree Preservation Order
17/0133/TFO – Land at and adjacent to 63 Wychall Park, Seaton,
EX12 2EL

The meeting ended at 19.20

Chairman:

Date:
