



Minutes of the Planning Committee Monday 30th October 2017

Present:

Chairman: Cllr. M. Shaw

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

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

125 Apologies for absence

Apologies were received and accepted from Cllr Hartnell.

126 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).

Cllr Rowland declared a pecuniary interest in application 17/2418/FUL and took no part in the discussion of this agenda item

Cllr Rowland declared a personal interest in application 17/2288/COU

Cllr Burrows declared a personal interest in application 17/2288/COU

127 Minutes of the Planning Committee meeting held on Monday 16th October 2017

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 16th October 2017.

(proposed by Cllr Beer, seconded by Cllr Sanham)

128 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.

129 Public Question Time (PQT)

There were five members of the public present.

Martin MacKaskill spoke in support of application 17/2288/COU:

The development will support the regeneration and further development of the Town Centre, encouraging other, new businesses. A micro pub is needed to encourage a wider demographic of visitors and residents. Concerns about noise and the development not being in character with the rest of the environment is not applicable as micro pubs are substantially different from traditional public houses. There are examples of similar schemes elsewhere which have proved beneficial to local economies, including in Devon.

Hilary Arnold spoke in support of application 17/2288/COU:

The development will raise the profile of Seaton and the Town Centre more widely as a boost to our retail economy. The development reflects the current trend elsewhere for micro pubs. The development will be small and not overly intrusive. Mrs Arnold supported the prospect of chairs and tables outside the venue and believes there are sufficient mechanisms in place to mitigate any concerns arising on the part of residents.

Marlene Weir spoke against application 17/2288/COU:

Mrs Weir was the only one of nearby residents to have received a letter from EDDC with notification of the proposed development. In addition, the letter from EDDC only provided 2 weeks for Mrs Weir to object to the development. The 'Change of Use' notice had been misleading in that it could have been taken to mean that a new off license was proposed. The proposed opening hours will be horrendous and exacerbate the number of people accessing the near-by car park. A previous development, 'The Grove' had led to fighting and vandalism on the part of customers and residents fear the same thing happening with this development, including increased, illegal accessing of Woodbine Place as a cut through. The fact that the tables and chairs will only be in place during daylight hours doesn't address the fact that daylight hours during the summer are long. The applicant did not choose to approach residents in person to discuss the application. Mrs Weir supports regeneration and development in the Town Centre but thinks that this development is in the wrong place. Mrs Weir appealed to the Committee to take the concerns of residents into account in considering the application.

Linda Pritchard spoke against application 17/2288/COU:

Mrs Pritchard said that she represented seventeen residents. There are enough venues and havens in Seaton already and places selling alcohol are always open to abuse. In addition, real ale is stronger than others. It will mean that the pub is open 14 hours a day during weekdays and 10 hours a day on a Saturday. Noise generated from the pub will disturb nearby residents at night some of whom are elderly and some of whom are shift workers. Residents had experienced severe acts of vandalism and anti-social behaviour in the past with reference to The Grove and feared the micro pub will lead to a repeat of this. Several of the supporters of the application do not live sufficiently near the development to be adversely affected. Residents have the right to a quiet environment. The Council was asked to take note of the fact that a change of use from A1 retail to A4 may put off other businesses which may want to open on the site in the future which will have to apply for another change of use.

Emma McFarland spoke in support of 17/2288/COU:

The objectors to the development have fundamentally misunderstood the purpose and working of a micro pub. They are a catalyst for development which is backed up by research. It will lead to an increase in property prices and encourage more holiday lets. They are an alternative venue for people in the town who want to meet but do not find other venues suitable for this purpose. Retail trade is dying at this end of the Town. We can't have the Town Centre preserved in aspic and need to look to the future.

Cllr Shaw thanked the members of the public for their contributions. He explained that STC had raised concerns with EDDC Planning authority about the extent of notification of new developments among neighbouring and nearby residents (save for those who had registered to be contacted) and affirmed that STC must consider the effect of development on residents in its deliberations on planning applications. Cllr Shaw said valid points had been made during PQT on both sides of the argument. Cllr Shaw advised residents of Woodbine Place that they may want to consider group action to further deter people from trespassing on Woodbine Place including, perhaps, the use of CCTV with the support of the police, and additional gates at one end of the street. Cllr Shaw said that he was aware that the applicant would like to speak with residents.

Cllr Shaw summarized the content of three letters received from Mr and Mrs M Whit, Mrs Hitchcock and David and Diana Evans all of which were in support of 17/2288/COU citing similar arguments in support of the development to those raised by members of the public who were present at the meeting. Mrs Arnold, who spoke at the meeting had also sent in written correspondence.

Cllr Burrows reminded the Committee and residents that the applicant will also need to apply for a license.

130 Applications for consideration:

131

17/2288/COU	Mr Gary Miller	34 QUEEN STREET, EX12 2RB Change of use of ground floor of Building from A1 (retail) to A4 (micro pub) use
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Cllr Sanham said that she had listened closely to the arguments, has read comments on line and looked closely at the application. Councillor Sanham proposed no objection to the application for the following reasons:

- The applicant has taken all necessary steps to minimise the disruption for neighbours and the police are content with these
- Opening hours have been restricted
- Exterior tables and chairs are only to be available during daylight hours
- STC has a policy of encouraging regeneration and new businesses

Cllr Pigott seconded the proposal and proposed an amendment to the effect that the pre-existing tiles around the doorway of the building should be left in place as a condition of any planning permission. This was accepted by the proposer.

The Committee discussed the Environmental Health Officer report on exterior tables and chairs and noted the point about the change of use designation.

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

132

17/2401/FUL Mr & Mrs Fraser SEASCAPE, HAREPATH HILL
SEATON, EX12 2TA
Retention of single storey rear
Extension

The Committee **RESOLVED** no objection to this application
(proposed by Cllr Rowland, seconded by Cllr Read)

133

17/2418/FUL Mr & Mrs Vincent KINGS CLEMENT, 17 HAVENVIEW
ROAD, SEATON, EX12 2PF
Replacement single-storey side / rear
extension

The Committee **RESOLVED** no objection to this application
(proposed by Cllr Sanham, seconded by Cllr Read)

134

17/2435/FUL Mr & Mrs P Riley JESMOND MANOR ROAD,
SEATON, EX12 2AQ
Demolition of existing single-storey
Lean-to(s) and construction of single-
storey rear extension

The Committee **RESOLVED** no objection to this application
(proposed by Cllr Rowland, seconded by Cllr Sanham)

135

17/2342/TRE Mrs Linda Morris 30 RYALLS COURT, SEATON,
EX12 2HJ
To pollard 4 Lime trees

The Committee noted that this application had been withdrawn.

Cllr Pigott referenced the fact that it is sometimes difficult to visit sites seeking planning permission.

136. Planning Comments for circulation

The Committee agreed to circulate the decision on planning application 17/2288/COU.

137 The Committee noted Tree Preservation Orders

17/0117/TPO – Land to the rear of 4 Couchill Drive, Seaton, EX12 2JG

17/0410/TPO – Land at 232 Harepath Road, Seaton, EX12 2SU

The meeting ended at 20.15

Chairman:

Date:
