



Town Mayor  
Cllr Jack Rowland  
Town Clerk  
Amy Tregellas

**To all Members of the Planning Committee**

**Planning Committee Meeting Monday 12<sup>th</sup> June 2017**

**Chairman: Cllr. M Shaw**

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

**7th June 2017**

You are summoned to attend a meeting of the Planning Committee on Monday 12th June 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 22nd May 2017.

**4. Terms of Reference for the Planning Committee for the Municipal Year 2017-2018**

To review and approve Terms of Reference for the Planning Committee for the Municipal Year 2017-2018 as per the resolution made at Seaton Town Council's AGM on Monday 8<sup>th</sup> May 2017.

**5. 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.

**6. Public Question Time**

To allow questions or reports from members of the public.

**7. Urgent items or Amended Plans Received After Formulation of the Agenda**

To receive a report from the Chairman of any urgent planning items or amendments to planning applications received after formulation of the agenda.

**Applications for consideration:**

- |            |             |  |   |
|------------|-------------|--|---|
| <b>8.</b>  | 17/0896/LBC | MR ROGER BROOKMAN                                  | HAREPATH FARM<br>Harepath Hill, Seaton,<br>EX12 2SZ<br>Install secondary glazing on<br>all windows  |
| <b>9.</b>  | 17/1126/FUL | MR & MRS J SOUTTAR                                 | 6, SCALWELL PARK<br>SEATON EX12 2DD.<br>Retrospective application<br>For retention of roof lights and<br>first floor windows (revised<br>scheme to 16/1686/FUL) |
| <b>10.</b> | 17/1154/FUL | MR & MRS C PHEBY                                   | LANGDALE, HAREPATH<br>HILL, SEATON, EX12 2TF<br>Construction of first floor side<br>extension and first floor<br>balcony to south elevation                     |
| <b>11.</b> | 17/1177/FUL | MR DUNCAN RAWLINGS<br>C/O AGENT<br>MR PAUL JENKINS | PEMBROKE HOUSE,<br>109 BEER ROAD,<br>SEATON<br>Erection of 2 no. dwellings  |

12.171188/FUL MR & MRS M CLARKE 27, CHURSTON RISE  
SEATON, EX12 2JE  
Construction of a single storey  
side extension

13.17/1193/FUL MR R HARDING LAND AND GARAGES  
C/O AGENT ADJACENT TO 52,  
ARA ARCHITECTURE RIVERDALE CLOSE,  
SEATON.

#### 14. Planning Comments

To agree planning comments for circulation.

#### 15. Decisions

To note planning decisions made by East Devon District Council.

- a) **17/0929/FUL – 47, Eyewell Green, Seaton** – Construction of rear extension and raising of ridge height to provide first floor accommodation. **APPROVED**
- b) **17/0954/FUL – 19, Venborough Close, Seaton** - Demolition of existing garage and construction of two storey rear and single storey side extension and alteration. **APPROVED**
- c) **17/0951/FUL – 4, Axe Cliff View, Seaton, EX12 2FA** – Construction of garage - **APPROVED**
- d) **17/0988/FUL – 18, Elizabeth Road, Seaton, EX12 2DR** – Construction of single and two storey rear extensions - **APPROVED**

Applications and plans are available for inspection on East Devon District Council's website [www.eastdevon.gov.uk](http://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.



## DRAFT

### Minutes of the meeting of Seaton Town Council's Planning Committee held at the Council Chamber, Marshlands, Harbour Road, Seaton, Monday 22<sup>nd</sup> May 2017

#### Present

**Councillors present:** K Beer, P Burrows, M Hartnell, M Pigott, J Rowland, H Sanham, M Shaw

**In attendance:** Committee Secretary Planning

#### **17/PL/001 ELECTION OF CHAIRMAN**

It was proposed by Councillor Rowland and seconded by Councillor Beer that Councillor Shaw be elected as Chairman of the Planning Committee for the forthcoming year.

There being no other nominations it was resolved that Councillor Shaw be elected Chairman of the Planning Committee for the forthcoming year.

#### **17/PL/002 ELECTION OF VICE CHAIRMAN**

It was proposed by Councillor Rowland and seconded by Councillor Beer that Councillor Sanham be elected as Vice Chairman of the Planning Committee for the forthcoming year.

There being no other nominations it was resolved that Councillor Sanham be elected Vice Chairman of the Planning Committee for the forthcoming year.

#### **APOLOGIES FOR ABSENCE**

No apologies were received.

#### **DECLARATIONS OF INTEREST**

- Councillor P Burrows declared a **non-pecuniary interest** as a dual-hatted member in his capacity as a District Councillor and a **pecuniary interest** in planning applications 17/0536/FUL and 17/0537/LBC Check House, 61, Beer Road, Seaton, as a family member worked at Check House. He would leave the room for the duration of the item.
- Councillor M Hartnell declared a **non-pecuniary interest** as a dual-hatted member in his capacity as a District Councillor.

#### **17/PL/003 MINUTES**

**RESOLVED** that the minutes of the meeting held on 8<sup>th</sup> May 2017 be approved and signed by the Chairman.

### **DISTRICT COUNCIL MEMBERS**

It was formally noted that the participation of those Councillors who are also members of East Devon District Council in both the debate and 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.

### **PUBLIC QUESTION TIME**

There were no questions raised by the public.

### **17/PL/004 URGENT ITEMS OR AMENDED PLANS RECEIVED AFTER FORMATION OF THE AGENDA**

Cllr Rowland proposed that information was requested from the current developers of Seaton Heights, Harepath Hill, Seaton and Seaton Quay (Former Racal Site) formally asking for an update on their developments as both sites had been granted planning permission in May 2015 and August 2016 respectively. Cllr Beer seconded the motion. It was **RESOLVED** that both companies were formally asked to give an update on their plans and proposals for their sites.

Cllr Shaw reported to the committee that with reference to planning application 17/0460/FUL for the replacement of windows on the east, north and west elevations on Seaton Town Hall correspondence had been received from East Devon District Council stating that the Planning East team would not accept the replacement of the sliding sash windows on the front elevation of the Town Hall with PCVu windows, but would concede replacing the left- hand casement windows on the front elevation with PVCu. The only option now was to refurbish the sliding sash windows and replace all the other windows with PVCu. The committee were asked if they had any objections to this or agreed with this proposal. It was **RESOLVED** that this item would go on the next agenda for the Estates Committee on 30<sup>th</sup> May 2017 as the Town Council were the legal owners of the Town Hall. It was proposed that an email was sent to Steve Parker Property Services, East Devon District Council informing him that this would be discussed at the Estates Committee Meeting on 30<sup>th</sup> May 2017.

### **17/PL/005 APPLICATIONS FOR CONSIDERATION**

**RESOLVED** that in respect of the Planning Applications set out below representations to the manner in which they should be determined be known to the East Devon District Council in accordance with schedule 16 of the Local Government Act 1972.

#### **17/PL/006**

17/1102/FUL MR & MRS D REYNOLDS

6, HAVENVIEW ROAD, SEATON.  
EX12 2PF

Construction of side and rear extensions.

Members had **no objections** to this application. Cllr Sanham abstained from voting on this planning application.

Cllr Burrows left the meeting during the debate for planning applications 17/0536/FUL and 17/0537/LBC and took no part in the debate or voting.

**17/PL/007**

17/0536/FUL MR & MRS ROBIN CANNON  
(CANNON CARE HOMES)

CHECK HOUSE, 61, BEER ROAD,  
SEATON. EX12 2PR  
Amendments to proposed  
development to show existing first  
floor plan and the omission of  
proposed bay window.

Members were **unable to support** the amendments to the proposed development at Check House, 61, Beer Road, Seaton as the amendments had not addressed the previous reasons which Members had for not supporting the original planning application. They therefore objected to the application for the same reasons as when it came before the Planning Committee at the meeting held on 20<sup>th</sup> March 2017 namely the application was contrary to the following policies: - Policy TC7 (Adequacy of Road Network and Site Access) of the Adopted East Devon Local Plan 2013-2031.  
Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013-2031.  
Strategy 6 (Development within Built-Up Area Boundaries) of the Adopted East Devon Local Plan 2013-2031.

Cllr Hartnell abstained from voting on this planning application as he felt the principle of development had already been agreed as the room to which the amendments referred to was already in use.

**17/PL/008**

17/0537/LBC MR & MRS ROBIN CANNON  
(CANNON CARE HOMES)

CHECK HOUSE, 61, BEER ROAD,  
SEATON. EX12 2PR  
Amendments to proposed  
development to show existing first  
floor plan and the omission of  
proposed bay window.

Members were **unable to support** the application for the same reasons as stated for planning application 17/0536/FUL.

Cllr Hartnell abstained from voting on this planning application.

Cllr Burrows returned to the meeting.

**17/PL/009**

17/0896/LBC MR ROGER BROOKMAN

HAREPATH FARM, HAREPATH HILL,  
SEATON. EX12 2SZ  
Install secondary glazing on all  
windows.

Members had **no objections** to this application.

**17/PL/010** PLANNING COMMENTS

To agree planning comments for circulation. Members wished the comments relating to planning applications 17/0536/FUL and 17/0537/LBC Check House, 61, Beer Road to be sent to the District Councillors for their information.

**17/PL/011** DECISIONS – to note planning decisions made by East Devon District Council.  
**RESOLVED** to note planning decisions:

- a) **17/0356/ADV – The Malt House, The Square, Seaton** – 2 no. illuminated fascia signs; 1 no. illuminated projecting sign; 3 no. non-illuminated hoardings; 3 no. hoardings; 10 no. window vinyls. **APPROVED**
- b) **17/0666/TRE – 9, Garrett Close, Seaton** – T1 Sycamore Fell – Kretschmaria deusta at base leading to likelihood of tree failure, **APPROVED**
- c) **17/0778/FUL – 19, Durley Road, Seaton** – Extension to dwelling (revised scheme to 16/0146/FUL including enlargement/extended roof). **APPROVED**

**The meeting closed at 7.27pm**

Signed.....Chairman

Date.....

**Planning Committee Draft Terms of Reference for the Municipal Year 2017 – 2018**

**Background**

At the Council's Annual General Meeting (AGM) on Monday 8<sup>th</sup> May, Members resolved that Seaton Town Council Planning Committee should be asked to review and approve their Terms of Reference for the 2017 -2018 Municipal Year.

**Draft Terms of Reference for the Planning Committee**

**Membership**

Nine members of the Council (including the Chairman and Vice Chairman as ex-officios)

**Purpose of the Committee**

1. To consider and make responses to any planning applications from East Devon District Council as the Local Planning Authority;
2. To consider any applications where Seaton Town Council is the applicant and to make recommendations to Council for approval prior to the submission of the application. This will also apply to any changes to the application or requests for further information
3. To act as a consultee on any planning policy matters raised by East Devon District Council

**Conditions:**

1. Membership of the Committee to be decided upon its creation and the membership of the Committee to be re-appointed at the Annual Council Meeting in May each year
2. Meetings to be held twice a month and additional extraordinary meetings can be convened on an as and when needed basis
3. Minutes to be presented to the next available ordinary meeting of Seaton Town Council
4. The Assistant to the Town Clerk will support the Committee
5. The Committee is empowered to invite specialist professional officers or advisors to attend meetings to provide guidance as to matters under discussion

**Restrictions:**

1. The quorum shall be five

2. The Town Council's Code of Conduct applies to this committee
3. The Planning Committee will only consider matters within its scope and will not have delegation to approve courses of action such as writing to the Secretary of State on behalf of the Council. This falls under the remit of Council

## **Delegated Powers**

### General

Councillors will be advised by the Town Clerk whether a particular item under discussion is within the Committee's delegated powers. If it is within the delegated powers, the minutes will record the decision as RESOLVED. If not, then the minutes will record the decision as RECOMMENDED and it will then be brought to the attention of the Council for decision.

### Specific Delegated Powers:

1. Determination of responses to all Planning Applications
2. Determination of responses in respect of all applications relating to the preservation, felling or other works with respect to trees and tree preservation orders
3. Determination of responses to any appeal against a planning decision by East Devon District Council including the preparation of submissions to be made to an Inspector as appropriate
4. To note any planning decisions made by East Devon District Council
5. To receive a report from the Chairman of any urgent planning items or amendments to planning applications received after formulation of the agenda
6. Responding to any consultation on planning policy.
7. Responding to and taking part in any discussion with regard to the Local Plan from East Devon District Council. However, where the matter relates to the area outside East Devon e.g. the Greater Exeter Partnership this will be considered by Council
8. Comment on street naming and signage when requested