



Town Mayor
Cllr Jack Rowland
Town Clerk
Amy Tregellas

Minutes of the Planning Committee Monday 12th June 2017

Present:

Chairman: Cllr. M. Shaw

Councillors: P. Burrows, M. Hartnell, J. Rowland, H. Sanham

In attendance: Town Clerk
Committee Secretary
4 members of the public

17/PL/012 **Apologies for absence**
Councillors K. Beer and M. Pigott

17/PL/013 **Declarations of Interest**
Cllr. M Shaw declared a disclosable pecuniary interest (DPI) in Planning Application 17/1177/FUL, Pembroke House, 109 Beer Road Seaton as the property adjoins Councillor Shaw's property. He would leave the room for the duration of the discussion.
Cllr. M. Shaw declared a personal interest in Planning Application 17/1188/FUL, 27 Churston Rise, Seaton as he knows the applicant.
Cllr. P. Burrows declared a personal interest in Planning Application 17/1126/FUL, 6 Scalwell Park, Seaton as he knows the author of a letter provided to the Planning Committee objecting to the Planning Application.
Cllr. P. Burrows declared a personal interest as a Member of East Devon District Council (EDDC)
Cllr. M. Hartnell declared a personal interest as a Member of EDDC.

17/PL/014 **Minutes of the Planning Committee meeting held on Monday 22nd May 2017**
Cllr. J. Rowland proposed an amendment to item **17/PL/004: Urgent items or amended Plans received after formation of this agenda:** amend to read 'Seaton Heights, Seaton Down Hill..'

(Seconded by Cllr. H. Sanham)

Members **RESOLVED** to agree the amended minutes.
The Chairman duly signed and dated the minutes subject to the amendment being made.

17/PL/015

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

Cllr. M. Hartnell proposed the addition of a Term of Reference as follows: "To oversee the development and updating of Seaton's Neighbourhood Plan."

(Seconded by Cllr. P Burrows)

Members unanimously **RESOLVED** to agree the proposal.

Cllr. M. Hartnell proposed that TOR 2 under the heading 'Purpose of the Committee': *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 request for further information*, be deleted.

(Seconded by Cllr. P. Burrows)

Following discussion, Members unanimously **RESOLVED** to agree the proposal.

Cllr. M. Hartnell proposed that TOR 5 under the heading 'Specific Delegated Powers': To receive a report from the Chairman of any urgent planning items or amendments to planning applications received after formulation of the agenda', be deleted.

(Seconded by Cllr. P. Burrows)

Following discussion, Members **RESOLVED** to agree the proposal.

Cllr. H. Sanham proposed an amendment to TOR 1 under the heading 'Restrictions': *The quorum shall be five*, should be amended to read 'The quorum shall be three.'

(Seconded by Cllr. M. Shaw)

Members unanimously **RESOLVED** to agree the proposal.

17/PL/016

Public Question Time

Mr John Chilcott spoke against Planning Application 17/1177/FUL: Pembroke House, 109 Beer Road, Seaton as follows:

- *Mr Chilcott has long opposed this application which has been refused by the Planning Inspectorate in the past.*
- *The current application seeks permission for 2 storeys but the plans on file show 3 storeys*
- *The development will have an adverse effect on wildlife, particularly bats, it will increase traffic flow, the development is overbearing in its proximity to Mr Chilcott's property and is highly visible from the Coastal Path.*

Mr Chilcott asked the Committee to consider what had changed about the Planning Application since the Planning Inspectorate's original decision. The development was still outside of the delineated boundary.

The Chairman referred to written communication received from Hilary Arnold also objecting to this development.

Mr Michael Clarke spoke in favour of Planning Application 17/1188/FUL: 27, Churston Rise, Seaton, commenting that the application was for a small en-suite and utility room and that the neighbour has no objection to the application.

The Chairman referred to correspondence received from **Mrs G Brazendale** opposing Planning Application 17/1126/FUL, 6, Scalwell Park, Seaton.

17/PL/017 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.

17/PL/018 Urgent items or amended plans received after formulation of the agenda

There were no urgent items or amended plans to be discussed under this item.

17/PL/019 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.

17/PL/020

17/0896/LBC

MR ROGER BROOKMAN

HAREPATH FARM
Harepath Hill, Seaton,
EX12 2SZ
Install secondary
glazing on all windows

Cllr. J. Rowland proposed no objection to this application.

(Seconded by Cllr. M Hartnell)

Members unanimously **RESOLVED** no objection to this application.

17/PL/021

17/1126/FUL

MR & MRS J SOUTTAR

6, SCALLWELL PARK
SEATON, EX12 2DD
Retrospective application for
retention of roof lights and first
floor windows (revised
scheme to 16/1686/FUL)

Members were unable to support this application for the following reasons:

- The applicants have shown a disregard for planning regulations in the carrying out the original alterations and disregarded previous conditions set in respect of the application. The windows proposed are larger than on the original application and depending on their extent of their opening, may unduly overlook the neighbouring property.
- It was felt that the development was out of keeping with surrounding properties.
- If the application is approved then the applicants should be required to reconsider the need for three windows, ensure that the glass used is obscure and the windows should not be able to be opened to the extent whereby the neighbouring property could be unduly overlooked.
- The application needs to comply with historic conditions applied.

Cllr. M. Hartnell proposed objecting to the application on the basis that the applicant has disregarded planning regulations.

(Seconded by Cllr. M. Shaw)

Members unanimously **RESOLVED** to object to this application.

17/PL/022

17/1154/FUL

MR & MRS C PHELBY

LANGDALE, HAREPATH
HILL, SEATON, EX12 2TF
Construction of first floor side
extension and first floor
balcony to south elevation

Cllr. J. Rowland proposed no objection to this application.

(Seconded by Cllr. M. Hartnell)

Members unanimously **RESOLVED** no objection to this application.

Cllr. M. Shaw declared a Disclosable Pecuniary Interest in respect of the following application and left the room at 19.39 and Cllr. H. Sanham took over the Chairmanship of the Committee.

17/PL/023

17/1177/FUL

MR D. RAWLINGS

PEMBROKE HOUSE, 109,
BEER ROAD, SEATON
Erection of 2 no. dwellings

Members were unable to support this application for the following reasons:

- The application does not mitigate any of the reasons for refusal of the original application, which were set out in the Planning Inspectors report, namely significant harm to the character and appearance of the area
- This is a sprawling development outside of the built-up area boundary
- There is no mention of the regulatory requirement for 50% of the development to be affordable
- The development is not environmentally sustainable in a coastal protection area
- The application is contrary Seaton Town Design Statement 2009
- The application contravenes strategies 6 & 7 and Policies D1 & D2 (Design & Local Distinctiveness and Landscape Requirements) of the adopted East Devon Local Plan
- The Development will have a detrimental effect on wildlife
- Pedestrian use has already increased on Beer Road due to the Coastal Path Landslip giving rise to health and safety issues

Cllr. J. Rowland proposed objecting to this application.

(Seconded by Cllr. M. Hartnell)

Members unanimously **RESOLVED** to object to this application.

Cllr. M. Shaw returned to the meeting and resumed the Chairmanship at 19.48.

17/PL/024

17/1188/FUL

MR & MRS M CLARKE

27, CHURSTON RISE,
SEATON, EX12 2JE
Construction of a single storey
side extension

Cllr. M. Hartnell proposed no objection to this application.

(Seconded by Cllr. J. Rowland)

Members unanimously **RESOLVED** no objection to this application.

17/PL/025

17/1193/FUL

MR R HARDING

LAND AND GARAGES
ADJACENT TO 52,
RIVERDALE CLOSE,
SEATON

Members were unable to support this application for the following reasons:

- The development will have an overbearing effect on properties at the rear of the development
- All the available space in Riverdale Close (including the space identified by the application as new parking bays) as well as space in surrounding roads is already being used for parking, with cars now using the Colyford Road because there is insufficient provided on the Riverdale development. Therefore, there is no space for the required parking for any new dwellings
- Three storeys are too high and out of keeping with the remainder of the Street Scene
- The site is already over-developed and the height of the development is out of keeping with surrounding street scene
- There has been a reduction in the bin store area

Cllr. J. Rowland proposed objecting to this application.

(Seconded by Cllr. H. Sanham)

Members unanimously **RESOLVED** to object to this application.

17/PL/026 Planning Comments

Members agreed that planning comments would be circulated to Members of the Planning Committee.

17/PL/027 Decisions – to note planning decisions made by East Devon District Council.

Members noted the planning decisions:

- 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**

Cllr. M. Hartnell updated Members of the Planning Committee on Seaton Town Council's application in respect of windows at the Town Hall.

The meeting ended at 20.00.

Chairman:

Date:
