



Minutes of the Planning Committee Monday 12th February 2018

Present:

Chairman: Cllr. M. Shaw

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

In attendance: Town Clerk
Two members of the public

214 Apologies for absence

Apologies were received and accepted from Cllrs Hartnell, Pigott and Rowland.

215 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 Shaw declared a Disclosable Pecuniary Interest for agenda item 12 and left the room for this item of business

216 Minutes of the Planning Committee meeting held on Monday 29th January 2018

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 29th January 2018.

(moved Cllr Read; seconded Cllr Beer)

217 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.

218 Public Question Time (PQT)

Mr Graham Hutton from Baker Estates updated the Committee regarding the Rowan Drive development and conservatories. He explained that Baker Estates have put measures into place to mitigate the objection from Natural England and they have now withdrawn their objection. In light of this Mr Hutton confirmed that he hoped that the Town Council would now withdraw their objection. He also confirmed that the S106 agreement in terms

of the bat corridor was in place and that Baker Estates would be enforcing this condition through the contracts when the houses are sold.

Mr John Chilcott spoke in respect of agenda item 12 and he asked the Council to continue to object to this application. Mr Chilcott stated that two years ago the application was for three units on the site and that this was objected to by Seaton Town Council and others and refused by the Local Planning Authority. The applicant appealed the decision and lost the appeal. The latest application is for two units on site. Seaton Town Council objected to this application and it was refused by East Devon District Council. The objections remain the same, i.e. that the site is outside the designated town boundary, the units would affect the view of large sections of the coast path, it would adversely affect traffic, adverse effect on wildlife and the presence of a three storey flat would be overbearing on Mr Chilcott's property.

219 Applications for consideration:

220

18/0109/VAR

Mr Aaron Lawford

**FORMER RACAL
SITE, RIVERSIDE
WAY, SEATON, EX12
2UE**

Variation of condition 39 of planning permission 15/1107/VAR (erection of 90 no. two bedroom units, new access, public quayside and flood protection) and condition 1 of reserved matters approval 16/0503/MRES to vary the approved plans for units 1 - 16

The Committee **RESOLVED** to agree no objection to this application (moved Cllr Sanham; seconded Cllr Read)

221

18/0112/VAR

Mr Aaron Lawford

**FORMER RACAL
SITE, RIVERSIDE
WAY, SEATON, EX12
2UE**

Variation of condition 39 of planning permission 15/1107/VAR (erection of 90 no. two bedroom units, new access, public quayside and flood protection) and condition 1 of reserved matters approval 16/0503/MRES to vary the approved plans for units 79 - 90

The Committee discussed that this variation would take away the built in garages for this block but that there would still be two parking spaces per unit. The variation would also raise the site by 100mm.

The Committee **RESOLVED** to agree no objection to this application.
(moved Cllr Burrows; seconded Cllr Sanham)

222 Planning Comments for circulation

The comments will be as per the decisions listed under each application on the agenda and there was no need for any comments to be circulated to Ward Members.

223 Decisions

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

17/2673/OUT – 4 Court Lane, Seaton, EX12 2AT. Proposed two storey detached dwelling with single storey garage (approval sought for access, layout and scale). **APPROVED**

17/2804/FUL – Land and garages adjacent to 52 Riverdale Close, Seaton. Demolition of existing garage block and proposed new building to provide 3 no. flats. **APPROVED**

17/2617/FUL – Thornfield, 87 Scalwell Lane, Seaton, EX12 2ST.

Construction of two storey extensions to eastern side to provide new entrance and ancillary space to ground floor and additional bedrooms to first floor; construction of two storey extension to north west side to provide additional bedrooms. **APPROVED**

17/2930/TRE – 9 Garrett Close, Seaton, EX12 2FE. T1 walnut – dismantle and fell. Reason in severe decline – has not responded to decompaction and mulching. **APPROVED**

17/2188/FUL – Seascape, Harepath Hill, Seaton, EX12 2TA. Proposed single storey garage to side elevation and conversion of existing garage to play room. **APPROVED**

18/0017/FUL – 47 Ash Grove, Seaton, EX12 2TT. Construction of a single storey rear extension. **APPROVED**

17/2595/RES – 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. **APPROVED**

The Committee discussed its concerns that a number of the recent applications had been approved despite objections being made by the Council. The examples quoted were Thornfield, land and garages adjacent to 52 Riverdale Close and Calvados. The question was asked as to whether EDDC provide Ward Members with reasons for going against the wishes of the Council and local residents.

The Committee **RESOLVED** to write to Ward Members to express the Council's concern over the number of applications that have been approved despite objections from the Town Council and local residents
(moved Cllr Shaw; seconded Cllr Read)

224 Tree Preservation Orders

The Committee noted the Tree Preservation Orders that have been granted by East Devon District Council:

17/0166/TPO – Land in the rear of 11 Axeview Road, Seaton, EX12 2JS

17/0070/TPO – Land in Wessiters, Seaton, Devon

225 Planning Appeal

Cllr Shaw declared a Disclosable Pecuniary Interest and left the meeting. Cllr Beer took over the chairmanship of the meeting.

Cllr Sanham proposed that the Committee objected on the grounds of:

- Site outside the Built Up Area Boundary. This proposal would result in harmful encroachment into the open countryside and is contrary to Strategy 6 of the Local Plan which seeks to limit outward expansion and prevent unregulated development across the countryside. It also conflicts with Strategy 7 which seeks to ensure that development does not harm the distinctive landscape including landforms and patterns of settlement.
- The proposed development is overbearing, out of scale and out of character in terms of its appearance compared with existing development in the vicinity, ie neighbouring properties on the Old Beer Road which are largely Victorian and Edwardian. It is therefore contrary to Policy D1
- The proposed dwellings are three storey in design, modern with wooden cladding. Their design does not therefore relate well (including density, height, fenestration and materials) to their context, therefore proposal is contrary to Policy D1.
- The environmental assessment is out of date and inadequate, contrary to Policy EN5
- The development is contrary to Local Plan priorities to protect and improve the quality and character of settlements, and to promote good design that respects and enhances local character and distinctiveness, and is contrary to Policy D1
- The development will result in an adverse effect on the residential amenity of neighbours by reason of noise, disturbance, overlooking, loss of privacy, etc., with neighbouring properties becoming subservient, and is therefore contrary to Policy D1
- The proposed development is on a steeply sloping site which will exacerbate the subservience of the existing properties to the proposed properties. This is especially true of the Plot 2 property which appears to be a three storey house.
- The proposal will be overdevelopment of the site as it involves loss of garden land and the open aspect of the neighbourhood and is therefore contrary to Policy D1
- The proposed development has the potential to block views from the South West Coastal Path which now passes directly in front of the site following a recent landslip, which is contrary to Policy EN2. It conflicts with paragraph 114 of the NPPF
- The proposal is generally contrary to the Seaton Design Statement for the above reasons

- The appellant claims that the design of the proposed dwellings is in accord with the Seaton Design Statement, basing this claim on the design of houses on the north side of Beer Road. In reality the proposed properties will overlook not Beer Road, but Old Beer Road. Although Old Beer Road is now breached, the properties on this road are predominately large Victorian villas, including Seaforth Lodge. It is these properties that any development should be in accordance with in order to comply with the Seaton Design Statement.
- Seaton Town Council also continues to raise concerns on highway safety grounds. Local concerns remain that speed limits are often not followed on this section of road and with the closure of the Old Beer Road following the landslide, traffic has increased considerably. It is therefore contrary to Policy TC7.
- Finally, there is no requirement for additional development in Seaton as the town has already delivered its housing allocation to 2031 as specified in the Local Plan, and EDDC can demonstrate a housing supply in excess of 5 years.

The Committee **RESOLVED** to submit the objections listed above to the Planning Inspectorate and to send a copy to East Devon District Council. (moved Cllr Sanham; seconded Cllr Read)

The meeting ended at 19:35

Chairman:

Date:
