



**To all Members of the Planning Committee
Planning Committee Meeting Monday 12th March 2018**

Chairman: Cllr. M Shaw

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

6th March 2018

You are summoned to attend a meeting of the Planning Committee on
Monday 12th March 2018 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 26th February 2018

4. 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

5. Public Question Time

To allow questions or reports from members of the public.

6. Applications for consideration:

- | | | |
|------------------------|---------------------------|---|
| 7. 18/0364/FUL | Mr & Mrs Barry | AMPNEYS, MERROW
DOWN DRIVE,
SEATON, EX12 2JQ
Construction of raised
decking to provide
carport |
| 8. 18/0402/TRE | Mr E Williams | VOI, OLD BEER
ROAD, SEATON,
EX12 2PX
Request to fell 1 x
Large Aspen or Popular
tree (not sure of type of
tree) and 1 x small
Cherry tree |
| 9. 17/3047/FUL | Mr T Chew | THE OLD PICTURE
HOUSE, BEACH
ROAD, SEATON,
EX12 2LZ
Construction of single
storey extensions with
first floor terrace over,
alterations to north
elevation and entrance
doors, change of use of
car park and
construction of raised
terrace to provide
external seating area |
| 10. 18/0415/FUL | Mr Dan Oliver | FAIRVIEW, 15
WESSITERS,
SEATON, EX12 2PW
Construction of a single
storey front extension
and extensions/
alterations to roof
including construction
of a dormer window
with balcony to rear |

11. 18/0439/FUL	Mr G Mettam	3 TREVELYAN ROAD, SEATON, EX12 2NL Formation of a new vehicular access and creation of 4 no parking spaces
12. 18/0112/VAR	Mr A Lawford	FORMER RACAL SITE, SEATON QUAY, RIVERSIDE WAY, SEATON, EX12 2UE Variation of condition 39 of planning permission 15/1107/VAR (erection of 90 no. 2 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

13. Planning Comments

To agree planning comments for circulation.

14. 17/2043/MRES Development of land north of Rowan Drive

An update on this following the last Planning Committee meeting on 26th February 2018.

15. Decisions

To note planning decisions made by East Devon District Council:

- a) **17/2304/FUL – Ingon, Old Beer Road, Seaton, EX12 2PZ**
Construction of a dwelling and garage and modification of existing driveway (as previously approved under application no 14/2426/FUL).
REFUSED
- b) **17/2895/FUL – 99 Scalwell Lane, Seaton, EX12 2ST.** Retrospective application for the retention of a detached garage. **APPROVED**
- c) **17/2977/CPE – 39 Fore Street, Seaton, EX12 2AD.** Certificate of lawfulness to confirm the lawful implementation for the construction of 13 no dwellings, access road, parking and turning areas and cycle track, in accordance with planning consents 12/0492/MOUT (as varied under planning consent 13/1196/VAR) and 14/1960/MRES. **CPE APPROVED**
- d) **17/3026/FUL – Lloyds TSB Bank Plc, the Square, Seaton, EX12 2AD.** Installation of 1 no air conditioning condenser unit and application of green film to 1 no. window. **APPROVED**

- e) **18/0030/FUL – 47 Eyewell Green, Seaton, EX12 2BN.** Retrospective application for the demolition of existing extension and the construction of single storey extension. **APPROVED**

16. Tree Preservation Orders

To note Tree Preservation Orders that have been granted by East Devon District Council:

18/0020/TPO – Land at Ashecliff, Old Beer Road, Seaton, EX12 2PZ

Applications and plans are available for inspection on East Devon District Council's website 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.



Minutes of the Planning Committee Monday 26th February 2018

Present:

Chairman: Cllr. M. Shaw

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

In attendance: Town Clerk
Three members of the public

226 Apologies for absence

Apologies were received and accepted from Cllr Rowland
Cllr Pigott was absent.

227 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 Hartnell declared a personal interest as a Member of East Devon District Council (EDDC)

Cllr Beer declared a Personal Interest for agenda item 7 as he is friends with the applicant and the objector

228 Minutes of the Planning Committee meeting held on Monday 12th February 2018

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 12th February 2018.

(moved Cllr Beer; seconded Cllr Sanham)

229 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.

230 Public Question Time (PQT)

Mr David Rogers spoke on agenda item 7 application 18/0322/FUL confirming his objection to this application. Mr Rogers stated that he

was also representing the views of his neighbours at 11 and 12 the Saltings, who also object. Mr Rogers stated that “even with the amended plans the extension overlooks our garden and living areas, giving the applicant full visual access and taking away our privacy. Mr Rogers said that he feels that the extension is too large and not in keeping with the area.

231 Applications for consideration:

232

18/0322/FUL

Mr S Gibson

14 THE SALTINGS

SEATON, EX12 2XW

Two storey rear extension and alterations.

Discussion took place around:

The whole bulk and mass of the extension being over the top and it being over twice the length of the conservatory it replaces

It would make sense to look at the internal room layout to mitigate issues with overlooking

Size of the extension being an issue and whether other extensions in the cul-de-sac are in accordance with this one

The height of the windows and whether they could be of such a height so as to ensure that the windows cant be looked out of

The Committee **RESOLVED** to recommend refusal based on the grounds of the extension being overbearing, out of character for the local area and overlooking and a loss of privacy for the neighbours. It is suggested that East Devon District Council consider the internal layout of the extension and that a condition raising the height of the windows so that people cant look out of the window to avoid privacy and overlooking issues be incorporated in any planning approval.

(moved Cllr Sanham; seconded Cllr Read)

233

18/0263/TCA

Mrs Ambery

**2 PARKLANDS,
SEATON, EX12 2PE**

Crown reduction by 50% of 1 x sycamore in front garden of property as it has got overlarge resulting in shading and also advice given by building surveyor when the house was purchased that the tree would need to be reduced from time to time to avoid root damage to the property

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

234

18/0343/TRE

Mr M Stanford

**27 EYEWELL GREEN,
SEATON, EX12 2XW**

T1 Ash: fell

The Committee **RESOLVED** to agree no objection to this application and to request that a replacement tree be replanted (moved Cllr Sanham; seconded Cllr Beer)

The Committee asked for the Town Clerk to contact the planning team to ascertain if the policy of asking for a replacement tree to be replanted was something that EDDC implement

235 Planning Comments for circulation

The comments will be as per the decisions listed under each application on the agenda and that the comments in respect of application **18/0322/FUL 14 the Saltings** be circulated to Ward Members.

236 17/2043/MRES Development of land North of Rowan Drive

Discussion took place around:

Natural England's response confirms that they have enough information to satisfy their request rather than a clear response that they have withdrawn their objection.

Information on the planning portal suggesting that Natural England would object if they didn't have the information

The need for further clarification from EDDC as to the situation regarding Natural England.

The Committee **RESOLVED** to ask East Devon District Council for further clarification on the following issues:

1. Have the Local Planning Authority had clear communication from Natural England that they don't have any objection to the light levels currently on the Rowan Drive site, i.e. the light spill from the proposed conservatories in the centre of the development?
2. If outdoor security lights or conservatories were built on the outside areas of the development, leading to additional light, would Natural England still be satisfied with that?
3. Will a condition be added to any planning approval to ensure that a covenant is in the deeds in respect of conservatory lighting and that this is to be enforced by the developer, Housing Association or Town Council (moved Cllr Sanham; seconded Cllr Beer)

237 Decisions

There were no decisions from the Local Planning Authority to consider on this agenda

238 Tree Preservation Orders

The Committee noted the Tree Preservation Order that has been granted by East Devon District Council:

18/0016/TPO – Land at 1 Fortfield, Seaton, EX12 2AW

The meeting ended at 19:35

Chairman:

Date:
