



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:

DRAFT