

SEATON TOWN COUNCIL

PLANNING COMMITTEE MINUTES

Monday 7th January 2008

PRESENT: Cllr J Meakin (Chairman)
Cllrs P Burrows, M Greenyer, G Jones, J Knight, Miss S O'Connell

IN ATTENDANCE: Cllrs L Garner, Mrs Wise

APOLOGIES: Cllr Mrs Collins

QUESTIONS FROM THE PUBLIC

Mr George Dart of the Water Tower, spoke on application 07/3204/MFUL Seaton Heights Hotel, Seaton. He said that he had been encouraged by the efforts M2 Services had made to reduce the visual impact of the proposed development in such a sensitive site, but he was concerned that overall the application did not comply with a number of planning policies. He said light pollution would be considerable; that a development of 75 apartments could easily convert into residential usage without strict controls; that the green field site south of the access road and the proposed site of the sensory garden should be heavily protected to prevent future development; that a condition should be imposed to ensure that the 5* spa and restaurant facilities were functioning before the accommodation units were occupied to ensure that the luxury leisure designation of the site was not lost to residential use; that an archaeological dig should be undertaken prior to any works commencing; that a new sewer pipe of appropriate size in scale to the proposed development should be installed by the developer down Seaton Down Hill to replace the defective private sewer pipe to connect to the public sewer.

Mr Dart then advised that he had been approached by Mr Mick Gripton's agent to sell his home to Mr Nick Spysznyk. He said that as the agent introduced herself as Cllr Meakin's daughter, he queried whether Cllr Meakin had an interest in the application. Cllr Meakin confirmed that he would declare an interest at the appropriate time.

Mr Dart concluded by enquiring if procedure had been correctly followed and whether the public had been given the statutory period of notice of this application. He said there had not been a notice of the planning application at the site and he had not seen a public notice in the newspapers, apart from one from Mrs Little advising that the application did not comply with the Local Plan. The Clerk replied that in response to similar concerns expressed by others, she had spoken to the planning officer who had confirmed that she was erecting a site notice prior to Christmas.

Mrs Dearden-Potter of Jubilee Lodge advised that she had seen the notice in the newspaper notifying the public of this application

474/07 APOLOGIES

Apologies were accepted

475/07 MINUTES

Minutes of the meeting held on 10th December 2007 were approved and signed by the Chairman.

476/07 DECLARATIONS OF INTEREST

Cllr Knight declared his usual interest as a District Councillor;

The chairman declared a personal interest in planning application 07/3204/MFUL Seaton Heights Hotel. He said that his daughter had worked in an unpaid capacity for the applicant's associates and that she might do similar paid or unpaid work for them in the future;

Cllr Jones declared a personal interest in application 07/3204/MFUL as he was a former colleague of the wife of Mr Dart who had spoken against the application;

Cllr Garner advised that he was not a member of the committee and would therefore not vote on any matters;

Cllr Greenyer declared a personal interest in planning application 07/3427/CPL, Rowans, Fremington Road, being a close neighbour;

Cllr Wise advised that she was not a member of the committee and would therefore not vote on any matters.

477/07 TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:

- a) **07/3412/FUL erection of a holiday chalet, Tower Country Chalet Park, Harepath Hill, Seaton**
Members unanimously recommended **Approval** but requested that EDDC require the chalet to be constructed from local timber and to be properly insulated.
- b) **07/3192/FUL erection of a detached garage, 11 Buttercup Close, Seaton (amended plan)**
Members unanimously recommended **Approval**
- c) **07/3386/FUL single storey extension, 5 Starre Close, Seaton**
Members unanimously recommended **Approval**
- d) **07/3381/FUL alterations to roof to include dormer window on front elevation, Granville, 2 Havenview Road, Seaton**
Members unanimously recommended **Approval**

e) **07/3491/FUL proposed extensions and alterations to roof to include dormer window, 19 Durley Road, Seaton**

Cllr Knight said that EDDC would be considering this application in committee because he had recommended refusal. The Chairman queried whether the site plan was correct,

Members recommended **Approval** by 3 votes to 1 against and 1 abstention (Cllr Jones)

f) **07/3204/MFUL leisure resort with 75 units of accommodation with restaurant and spa facility to replace existing hotel complex, Seaton Heights Hotel, Harepath Hill, Seaton**

Members raised the following points:

- a) concerns at the effect of water run-off;
- b) inadequate sewage facilities;
- c) no facilities for residents of Seaton;
- d) inconsistency of job numbers throughout the documents;
- e) jobs likely to be low paid;
- f) no proposals to encourage visitors to visit the town or vice versa;
- g) no commitment to provide access to leisure facilities for residents of Seaton, or for developer to provide alternative leisure facilities in the town;
- h) need for site to retain its designation for tourist use;
- i) significantly increased footprint of development;
- j) part of the development very visual;
- k) a condition of approval must be that houses and units on site are not sold for residential use;
- l) a condition of approval must be that a bus service is provided into town;
- m) development will produce unacceptable levels of light pollution;
- n) amount of glass proposed will produce high levels of reflection, requiring screening to be significantly increased over that proposed;
- o) levels of traffic significantly under-estimated for a development that proposes 73 dwellings, 4 cottages and a 100xseater restaurant plus spa;
- p) birds on site must be protected by works not being undertaken during breeding season;
- q) guarantees must be in place to ensure development meets high environmental standards including use of recycled water;
- r) a condition of approval must be provision of, and retention of, sensory garden to ensure that area is not redeveloped in the future;

- s) leisure facilities in the town such as the football pitch in Harepath Road, to be provided as part of 106 agreement;
- t) leisure facilities at the site to be available to residents of Seaton under same arrangements as those provided by Leisure East Devon;
- u) concern that proposals were based on an untested model and therefore if there was no demand for such holiday facilities, it was likely that owner would seek to convert to residential use in the future

The Chairman proposed acceptance of the application with the following conditions:

- a) provision of a bus service from the site to Seaton town;
- b) that no development takes place until a full archaeological survey and dig is undertaken;
- c) that the sensory garden must be provided as proposed, and a condition of approval is made to protect it from future development;
- d) that the leisure facilities and restaurant be completed prior to holiday units being occupied;
- e) that the level of screening proposed be increased to avoid reflection from the amount of glass proposed for development;
- f) that conditions be in place to ensure that the units remain for holiday use in the future;
- g) 106 agreement to provide a football pitch at Harepath Road;
- h) leisure facilities to be available at reduced rates for residents of Seaton similar to arrangements operated by Leisure East Devon;

Members recommended **Approval** by 3 votes in favour and 2 against, on condition of the above. Cllr Burrows asked that his name be minuted as being against the application.

Cllr Burrows left the meeting

- g) **07/3427/CPL single storey side extension, Rowans, Fremington Road, Seaton**
Members recommended **Approval** by 3 votes in favour and 1 abstention (Cllr Greenyer)
- h) **07/3516/FUL alterations to roof to include dormer windows, 6 Townsend Road, Seaton**
Members unanimously recommended **Approval**

i) **07/3517/COU change of use from A2 (financial & professional services) to residential, 15 Kings Court, Harbour Road, Seaton**

It was noted that when this site was developed, the application was for 14 dwellings and one office unit. Had all units been for residential use, the developer would have been required to provide an affordable housing contribution for the town.

Because it was clear that by now seeking change of use of the 15th unit from A2 to residential, the developer was trying to avoid the provision of affordable housing. Members were totally opposed to this proposal which was seen as an attempt by the developer to circumvent planning policy.

Members unanimously recommended **Refusal**

The Chairman then referred back to planning application **07/3491/FUL 19 Durley Road Seaton**. Since discussion of this application earlier in the meeting, a further letter had come to light in which it was evident that neighbours would be considerably adversely affected by loss of privacy if this application were approved.

In view of this additional information Members recommended Refusal by 3 votes and 1 abstention (Cllr Jones)

These Minutes confirmed thisday of2008

Presiding Chairman