



Minutes of the Planning Committee Monday 13th August 2018

Present:

Chairman: Cllr. S Read

Councillors: K. Beer, P. Burrows, D. Ledger, H. Sanham and M. Shaw

In attendance: Town Clerk
3 members of public

75. Apologies for absence

Apologies were received and accepted from Cllrs Hartnell and Rowland

76. Declarations of Interest

Cllr Burrows declared a personal interest as a Member of East Devon District Council (EDDC).

Cllr Shaw declared a personal interest as a Member of Devon County Council (DCC)

77. Minutes of the Planning Committee meeting held on Monday 30th July 2018

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 30th July.

(moved Cllr Sanham; seconded Cllr Shaw)

78. 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.

79. Public Question Time (PQT)

Mrs Berreen spoke regarding agenda item 14 and in particular bat mitigation at Rowan Drive. Mrs Berreen stated that 'it is in writing that the street light outside No 9 Rowan Drive had to be changed to stop light pollution into the wildlife corridor that surrounds the site. Natural England states that it could be a cowl fitted to the light; it doesn't have to be a new light fitting, although that is what has been done on the one correct lighting change outside No 10. I made a formal complaint to East Devon District Council and they have now admitted their failure to oversee this but intend doing nothing about it. I am appalled at this decision and the disregard that EDDC give to mitigation which is part of the legal contract to build. Clearly as an individual I am not going to get anything done. I am here to ask if you, as our Planning Committee, will consider taking the matter up with EDDC'.

Mr Hutton of Baker Estates spoke regarding agenda item 14 and commented that Baker Estates had done everything that had been asked of them by Planning in terms of meeting the bat mitigation strategy and planning consent conditions. Mr Hutton said that Baker Estates had acted in good faith and have done what they could for bat mitigation. Mr Hutton confirmed that Baker Estates would support the Council writing to EDDC.

Applications for consideration:

80.18/1704/RES	Goldsworthy	CALVADOS, COUCHILL LANE, SEATON, EX12 2JF Reserved matters application for the erection of 1 no. dwelling (revision to 17/2595/RES and pursuant to outline consent 15/1924/OUT)
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The Committee **RESOLVED** to agree no objection to this application (moved Cllr Sanham; seconded Cllr Beer)
Comment was made that the plans for this application are illegible and that request be made to EDDC to provide the Council with paper copies of all future plans

81.18/1610/FUL	Ms C Aggett	39 SEATON DOWN ROAD, SEATON, EX12 2SB Alterations to front garden to allow for off road parking
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The Committee **RESOLVED** to agree no objection to this application subject to the feedback from Highways being no objection. If Highways object to the application then Seaton Town Council follow their lead (moved Cllr Read; seconded Cllr Beer)

82.18/1288/FUL	Mr T Connell	5 CROSS STREET, SEATON, EX12 2LH Demolition of light industrial building to rear of 5 Cross Street and erection of one two storey dwelling and a single storey dwelling
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The Committee **RESOLVED** to object to this application on the grounds of:

- Over development of the site
- Lack of access when the building works are being completed; and
- Lack of sufficient parking

(moved Cllr Shaw; seconded Cllr Beer)

83.18/1759/FUL	Mr & Mrs Ellis	THE CORNER HOUSE, 90 BEER ROAD, SEATON, EX12 2PT
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Demolition of existing garage and the construction of a two storey side extension and internal alterations

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

Cllr Burrows declared a Personal Interest at the start of this agenda item as the applicant is known to him

84. **18/1619/VAR**

Devon & Cornwall Police

SEATON POLICE STATION, 76 QUEEN STREET, SEATON, EX12 2RJ

Removal of condition 3 of planning permission 18/0980/FUL (change of use from Police Station to dwelling including demolition of rear extension to form amenity area) to enable removal of police lantern from the front of the building

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

85. **18/1792/FUL**

Mr & Mrs Northcott

THE NUTSHELL, SEATON DOWN HILL, SEATON, EX12 2HZ

Construction of front extension and screen

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

86. **18/1436/FUL**

Mr J Hayes

176 HAREPATH ROAD, SEATON, EX12 2HE

Construction of single storey front/side extension

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

87. Planning Comments for circulation

Comments to be circulated in respect of applications 18/1610/FUL and 18/1288/FUL

88. Land North of Rowan Drive, Seaton – 13/1091/MOUT

The Committee had copies of letters that Mrs Berreen had sent to East Devon District Council plus their responses. Discussion took place around:

- Councillors expressing disappointment that this situation has arisen and the response from East Devon District Council
- Adaptations have been made to the wrong street lamp as set out by Natural England as a statutory consultee
- The fact that EDDC have acknowledged that an error has been made but they have no plans to rectify it
- The planning condition should not have been signed off by EDDC
- The fact that EDDC ought to be seeking to put it right
- The fact that Baker Estates are supportive of the changes being made to the lamppost but they are not able to make the change without direction from East Devon District Council and Devon County Council

The Committee **RESOLVED** that the Council write to the Chief Executive at East Devon District Council regarding Mrs Berreen's complaint and ask them to put this right as soon as possible

(moved Cllr Shaw; seconded Cllr Sanham)

89. Decisions

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

- a) 18/1262/FUL – 39 Queen Street, Seaton, EX12 2RB.** Proposed change of use from A1 (Retail) to C3 (Residential) and removal of shop window and door, and replacement with two windows – **REFUSED**
- b) 18/1359/FUL – 17 Townsend Avenue, Seaton, EX12 2BG.** Erection of new two storey two-bedroomed house in garden plot – **REFUSED**
- c) 18/1461/PDP – Store adjacent to 14 York Road, Seaton, EX12 2SA.** Change of use of a building from Class B8 (Storage or Distribution centre) to Class C3 (dwelling houses) – **APPROVED**
- d) 18/1496/FUL – 22 West Acres, Seaton, EX12 2HP.** Construction of single storey side extension – **APPROVED**
- e) 18/1588/FUL – 7 Meadow Avenue, Seaton, EX12 2AU.** Construction of single storey rear extension – **APPROVED**
- f) 18/1363/FUL – Flat 6, Westleigh, Sea Hill, Seaton, EX12 2QU.** Installation of balcony and alteration to existing dormer at roof level on south elevation - **REFUSED**

The meeting ended at 19:30.

Chairman: _____

Date: _____