



## Minutes of the Planning Committee Monday 16<sup>th</sup> July 2018

### Present:

Chairman: Cllr. S Read

Councillors: K. Beer, M. Hartnell, J. Rowland and H. Sanham

In attendance: Town Clerk  
3 members of public

### 47. Apologies for absence

Apologies were received and accepted from Cllrs Burrows and Shaw.

### 48. Declarations of Interest

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

### 49. Minutes of the Planning Committee meeting held on Monday 2<sup>nd</sup> July 2018

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 2<sup>nd</sup> July.

(moved Cllr Sanham; seconded Cllr Rowland)

### 50. 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.

### 51. Public Question Time (PQT)

Mr Graham Hutton from Baker Estates spoke regarding agenda item 12 application 18/1510/FUL. Mr Hutton outlined that the application is for a third of an acre of land to be used for temporary parking so that contractors have somewhere to park when the home building commences in September 2018 for a period of about 18 months. He clarified that this was a temporary arrangement only, that the site would not become a Baker Estates development and the land would be put back to its current state at the end of the project. Mr Hutton also confirmed that he would be happy for the Council to recommend to East Devon District Council that conditions be added in relation to drainage and it being a temporary arrangement only.

### 52. Meeting management – amendment of order of agenda

The Chairman proposed and the Committee agreed to amend the order of the agenda and agenda item 12 was brought forward to be the next agenda item.

**Applications for consideration:**

**53.18/1510/FUL**

**Baker Estates Ltd**

**LAND EAST OF  
BARNARDS HILL LANE  
AND ADJACENT TO  
POPLAR TREE DRIVE,  
SEATON**

Temporary change of use to form a construction car parking area

Discussion took place around:

- The benefit of this application with the construction traffic not parking all over the road
- Issues around flooding and whether the changes to the land would exaerbate flooding
- Whether it would be possible to reinstate the land back to the original state
- The need for conditions to be added to planning approval (if granted) particularly relating to this only being temporary for a maximum of 24 months (Mr Hutton confirmed that it would expire after 2 years) and the land being fully reinstated
- Request that the EDDC planners do a site visit
- Concern regarding the access to the site being too close to the side road and whether a condition be added to discuss with Highways the moving of the access point

The Committee **RESOLVED** no objection to this application, subject to conditions being added to any planning consent, on the grounds of:

- Confirmation that the application is only temporary with a maximum time limit of 24 months;
- The developer must fully reinstate the land at the end of the project;
- The EDDC planners carry out a site visit
- The developer discuss the access point to the site with the Highways Authority and whether it should be moved due to the close proximity to the side road (moved Cllr Sanham; seconded Cllr Rowland)

**54.18/1383/VAR**

**Mr A Thomas**

**1 FORE STREET,  
SEATON, EX12 2LE**

Variation of condition 2 (approved plans) of planning permission 17/0871/FUL (revised design and layout to previous permission 16/1416/FUL for the re-development of ground floor to create 2 no retail units at the front, demolition of the rear extension and erection

of a single storey extension for restaurant use) to allow revised design

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

55. 18/0819/FUL

Mr M Gibbs

**THE GLEN, BEER HILL, SEATON, EX12 2PY**

Demolition of existing and construction of replacement garage block

The Committee **RESOLVED** to agree no objection to this application, subject to clarification from EDDC that the only differences to the previous consideration of this application relate to a change in roofing materials and new information in the form of the geotechnical assessment report (moved Cllr Beer; seconded Cllr Sanham)

56. 18/1461/PDP

Mr S Parsons

**STORE ADJACENT TO 14 YORK ROAD, SEATON, EX12 2SA**

Change of use of a building from Class B8 (storage of distribution centre) to Class C3 (dwelling houses)

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

57. 18/1235/OUT

Mrs S Cook

**LAND ADJACENT TO 26 EYEWELL GREEN (2 EYEWELL GARAGES EATS, EYEWELL GREEN), SEATON, EX12 2BW**

Outline application for the erection of a single dwelling. All matters reserved.

The Committee **RESOLVED** to object to this application on the grounds of:

- The development not being in keeping with the other properties in the road i.e. being out of character with the streetscene
- Adding to the pressure on parking already with the loss of garage and no provision of replacement parking

(moved Cllr Sanham; seconded Cllr Read)

58. 18/0779/FUL

Mr G Hill

**QUANTOCK, HAREPATH ROAD, SEATON, EX12 2SX**

Demolition of existing dwelling and erect 3 dwellings

The Committee **RESOLVED** to object to this application on the ground of:

- Over development of the site and a disproportionate layout with one too many houses and it being heavily weighted to the front of the site (moved Cllr Hartnell; seconded Cllr Sanham)

59. 18/1363/FUL

Mr FitzHenry

**FLAT 6 WESTLEIGH, SEA HILL, SEATON, EX12 2QU**

Installation of a balcony and alteration to existing dormer at roof level on south elevation

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

60. 18/1496/FUL

Mr P Hobbs

**22 WEST ACRES, SEATON, EX12 2HP**

Construction of a single storey side extension

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

61. 18/1588/FUL

Ms L Richardson

**7 MEADOW AVENUE, SEATON, EX12 2AU**

Construction of a single storey rear extension

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

## 62. Planning Comments for circulation

Comments to be circulated in respect of applications 18/1510/FUL, 18/1235/OUT and 18/0779/FUL

## 63. Decisions

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

- a) **18/0980/FUL – Seaton Police Station, 76 Queen Street, Seaton, EX12 2RJ.** Change of use from Police Station to dwelling including demolition of rear extension to form amenity area – **APPROVED**
- b) **18/1227/FUL – 98 Harepath Road, Seaton, EX12 2AX.** First floor extension, porch extension and garage conversion – **APPROVED**

- c) **18/1240/FUL – Brambledale, Westwood Way, Seaton, EX12 2DH.** Construction of two storey rear extension, side and front dormer windows – **APPROVED**
- d) **18/1098/FUL – 232 Harepath Road, Seaton, EX12 2SU.** Construction of detached outbuilding – **APPROVED**
- e) **18/1140/FUL – Hillbourne House, Seaton Down Hill, Seaton, EX12 2JD.** Construction of detached outbuilding – **APPROVED**
- f) **18/0423/AGE – Land Southwest of Holywood Farm, Whitwell Lane, Colyford.** Agricultural storage building - **WITHDRAWN**

The meeting ended at 19:35.

**Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_