



## Minutes of the Planning Committee Monday 11<sup>th</sup> December 2017

### Present:

**Chairman:** Cllr. M. Shaw

**Councillors:** K. Beer, P. Burrows, J. Rowland and S. Read

**In attendance:** Town Clerk  
No Members of the Public

### 159 Apologies for absence

Apologies were received and accepted from Cllrs Hartnell, Pigott and Sanham

### 160 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 Burrows declared a personal interest in agenda item 7 as it is opposite a house that he owns

Cllr Beer declared a personal interest in agenda item 8 as the applicant is his neighbour

### 161 Minutes of the Planning Committee meeting held on Monday 27<sup>th</sup> November 2017

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 27<sup>th</sup> November 2017.

(moved Cllr Read; seconded Cllr Rowland)

### 162 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.

### 163 Public Question Time (PQT)

There were no members of the public present

### 164 Applications for consideration:

**165**  
**17/2686/FUL**

**Richard Chapple**

**22-24 QUEEN STREET,  
SEATON, EX12 2RB**  
Sub-division of existing (A1)  
retail unit to form 2 no. (A1)  
retail units and associated  
external works

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

**166**  
**17/2769/FUL**

**Mrs L Lacey**

**26 RIVERDALE ORCHARD  
SEATON, EX12 2RG**  
Construction of two-storey  
rear extension and enlarge  
dormer window on front facing  
roof slope

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

**167**  
**17/2804/FUL**

**Mr R Harding**

**LAND AND GARAGES  
ADJACENT TO 52  
RIVERDALE CLOSE  
SEATON**  
Demolition of existing garage  
block and proposed new  
building to provide 3 no. flats

The Committee discussed the fact that this application had been in front of them back in June 2017, when the application was for 2 flats. The Committee objected at the time citing the following reasons:

The Committee is aware that 7 new spaces will be made available under the current application however, all available space in Riverdale Close, including the space identified by the application as new parking bays as well as space in surrounding roads is already being used for parking, with cars now using the Colyford Road because of insufficient provision on the Riverdale Development. Therefore, there is no space for the required parking for any new dwellings.

Members were unable to support this application for the following reasons:

- o The development will have an overbearing effect on properties at the rear of the development
- o Parking facilities are insufficient leading to additional parking in Riverdale

with no new parking spaces being created

o The site is already over-developed and the height of the development is out of keeping with surrounding street scene

The Committee **RESOLVED** to agree to object to this application for the reasons outlined in respect of the last planning application. Councillors added that now that the application was for 3 flats instead of the previous 2, that this would add to the problem of insufficient parking. (moved Cllr Rowland; seconded Cllr Beer)

**168**

**17/2595/RES**

**Goldsworth Bldrs**

**CALVADOS, COUCHILL  
LANE, SEATON, EX12 2JF**

Reserved matters application for the erection of 1 no. dwelling (pursuant to 15/1924/OUT) seeking approval for access, landscaping, layout and scale

Councillors felt that nothing has changed on the plan since the last planning application, to which the Committee objected, for the following reasons:

- The proposed highway will access onto a public footpath.
- The deep excavation necessary at the site will potentially undermine neighbouring hedgerow.
- The property will have an overbearing effect on the street.
- The proposal will lead to a loss of visual amenity and a loss of privacy to surrounding houses.
- There will be a large loss of trees.
- Due to habitat concerns the Town Council requests that a bat survey be undertaken at the site.
- The application conflicts with the Seaton Design Statement.

Councillors also queried whether condition 5 of the decision notice had been complied with since cross-sections had not been supplied to show the relationship of the new building to surrounding properties other than Calvados itself. This refers to:

Any Reserve Matters application shall be accompanied by cross-sections through the site to adequately demonstrate the relationship of the proposed dwelling with surrounding properties and those details shall show the ridge of the roof of the proposed dwelling at a height no greater than 76 metres Above Ordnance Datum in accordance with drawing number C0259/P1 hereby approved. (Reason - In the interests of the amenity of surrounding residents and to preserve and enhance the character and appearance of the area in accordance with Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan and Policy D1 (Design and Local Distinctiveness) of the emerging new East Devon Local Plan).

The Committee **RESOLVED** to agree to object to this application, with the same reasons as above.

(moved Cllr Beer; seconded Cllr Rowland)

**169**

**17/2760/TRE**

**Mr K Hodson**

**232 HAREPATH  
ROAD, SEATON,  
EX12 2SU**

T1, Oak: Target prune  
On branches  
approaching the  
house by approx. 2  
metres and to balance  
tree on opposite site  
where there is a 3-line  
power line

The Committee **RESOLVED** to agree no objection to this application.

(moved Cllr Read; seconded Cllr Rowland)

**170**

**17/2779/CPE**

**Dr Geoffrey Roberts**

**WELLFIELD BUNTS  
LAND, SEATON, EX12  
2HT**

Lawful development  
certificate for use of  
building as a furnished  
holiday let

The Committee **RESOLVED** to agree no objection to this application.

(moved Cllr Beer; seconded Cllr Rowland)

**171**

**17/2673/OUT**

**Mr and Mrs Romanelli**

**4 COURT LANE,  
SEATON, EX12 2AT**

Proposed two-storey  
Detached dwelling with  
single-storey garage  
(approval sought for  
access, layout and  
scale)

The Committee **RESOLVED** no objection to this application in principle but expressed concerns that the boundary may be misrepresented and that part of the development may, therefore, cross the boundary; this, in addition

causing problems of access to Meadow Avenue for emergency vehicles. The Committee asked that EDDC takes these concerns into consideration.  
(moved Cllr Shaw; seconded Cllr Read)

**172 Planning Comments for circulation**

The comments will be as per the decisions listed under each application on the agenda. The Committee requested that the comments for the following applications be circulated to the three EDDC Ward Members for Seaton:

17/2804/FUL – Land adjacent to 52 Riverdale Close, Seaton  
17/2595/RES – Calvados, Couchill Lane, Seaton

**173 Decisions**

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

**17/2238//FUL – Wellfield Bunts Lane, Seaton, EX12 2HT –**  
construction of dormer window within detached outbuilding -  
**APPROVED**

**17/2288/COU – 34 Queen Street, Seaton, EX12 2RB –** Change of use of ground floor of building from A1 (retail) to A4 (micro pub) use –  
**APPROVED**

**17/2475/FUL – 38 Harepath Road, Seaton, EX12 2RU–** change of use of ground floor of residential building to retail area including extension to link the existing shop to that building and reduction in number of flats from 3 to 2– **APPROVED**

**174 To note tree preservation order**

*The Committee noted the following tree preservation order*

**17/0166/TPO –** Land in the rear of 11 Axview Road, Seaton, EX12 2JS

**175. Accessing plans through EDDC planning on-line service: a review of support available**

The Committee agreed with the comments in the report from officers and discussion took place around:

Specific applications have been poorly scanned leading to a lack of resolution as to what is on the plans

The length of time that it takes to download documents particularly pdfs

The lettering and numbering on the plans is impossible to decipher in many cases which cannot be read when the documents are enlarged

Numerous error messages saying ‘can’t be found’

Letters are often sent out to consultees before the plans are uploaded to the portal and when they come into the Town Council offices to view them they are not yet available

The Committee **RESOLVED** that the Town Clerk draft a response for East Devon District Council and circulate to all members of the Planning Committee for their comments before submitting.

(moved Cllr Rowland; seconded Cllr Shaw)

The meeting ended at 19:40

**Chairman:**

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**Date:**

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