



## Minutes of the Planning Committee Monday 17<sup>th</sup> June 2019

### Present:

Chairman: Cllr. S Read

Councillors: K. Beer, D. Ledger, J Rowland, J Russell, H. Sanham and M. Shaw  
In attendance: Locum Planning Officer  
4 members of public

### 21. Apologies for absence

There were no apologies for absence received.

### 22. Declarations of Interest

Cllrs Ledger and Rowland declared a personal interest as Councillors with East Devon District Council (EDDC)

Cllr Shaw declared a personal interest as a Councillor with Devon County Council (DCC)

### 23. Minutes of the Planning Committee meeting held on Monday 3rd June 2019

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 3rd June.  
(moved Cllr Shaw; seconded Cllr Ledger)

### 24. 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.

### 25. Public Question Time (PQT)

Mr Nick Dodge spoke on agenda item 7, planning application 19/1141/FUL stating he objected to the application. He stated that the Town Council were aware that development proposals in the countryside were strictly controlled and must be in accordance with adopted local planning policies unless there were very good reasons for them not to be. Policy D7 – Agricultural Buildings and Development of the East Devon Local Plan states new buildings will only be permitted where there is a genuine agricultural need, they are well integrated with its surroundings, they are closely related to its existing buildings, are in an appropriate location and the scale, design and materials do not harm the character landscape of the area. The building is not detrimental to the amenity of nearby residents, it has been established that there is no other suitable buildings in the vicinity



which could meet the need and it will not lead to an unacceptable increase in traffic on the local highway. This application is contrary to this policy.

The building would be located on a tiny field which is remote from the main landholding of the farm and could only be accessed via the fields on the southern land holding, by driving up a narrow piece of land next to the bridleway. Straw to be stored in the building is for use on the southern extent of the farm. The landholding here is only 6 hectares so that is a very large building and a lot of straw for this small piece of land. The main farm is not accessible from this site so any straw would need to be driven around to the farm. No traffic figures have been given so what will the impact be on the local highway. The building is not closely related to the farm and there is no genuine need for the building? There are no details concerning the amount of livestock which may be brought into the building, nor how long they would be kept there, how often this would occur. No waste management plan has been submitted with the application. The application states there are access issues to the farm, but looking at the roads to the main farm there are no low bridges and no height, width or weight restrictions on any of them. The application does not adhere to policies in the East Devon Local Plan and therefore should be refused.

Mr Peter Burrows reminded the town council that it did object to a previous application for Land Adjacent to Harepath Hill. Also, was the town council going to make a comment on the current submitted application for the Axe Yacht Club at The Harbour, Axmouth as it is a neighbouring ward. Cllr Read replied saying he had not received the application for the Yacht Club, but the town council would have a look at it.

**Applications for consideration:**

<b>26. 19/1181/FUL</b>	<b>Mr H Rowe</b>	<b>Littlecot, Colyford Road, Seaton EX12 2DF</b> Construction of single storey side/rear extension and alterations and balcony/terrace at the rear.
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The Committee **RESOLVED** to propose no objection to the application.  
(moved Cllr Sanham; seconded Cllr Read)

<b>27. 19/1141/FUL</b>	<b>Mr Chris Hammett</b>	<b>Land Adjacent Harepath Hill, Seaton</b> Proposed agricultural storage building and associated works, including new access (resubmission of planning application 18/1626/FUL)
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Discussion took place around:

- Contrary to Policy D7 – Agricultural Buildings and Development of the East Devon Local Plan 2013-2031
- The Landscape Character Assessment states that to protect narrow lanes and tracks road widening should be discouraged. Looking at the proposal it appears that the lane will have to be widened considerably.
- Serious concerns with the highway as traffic travels at speed down Harepath Hill. Therefore, slow moving agricultural vehicles coming up the hill and cutting across the traffic coming down will be a danger.
- Concerns raised on the effect this proposal will have on the bridleway and users of it.
- Inconsistencies between the current and previous planning applications In the previous application there was no mention made of storing cattle waste on the site, now there is mention of this and muck spreading.
- General absence of the requisite detail necessary to assess the application.
- Due to the close proximity of the site to the Seaton Wetlands it was thought a Bat Survey should be undertaken to ensure the site is free of bats.

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

- Contrary to Policy D7-Agricultural Buildings and Development of the East Devon Local Plan 2013-2031 as it does **not** meet the following criteria:
  1. It is well integrated with its surroundings and closely related to existing buildings, being of appropriate location, scale, design and materials so as not to harm the character, biodiversity and landscape of the rural area particularly within the AONB.
  2. It will not be detrimental to the amenity of nearby residents on grounds of smell, noise or fly nuisance.
  3. It has been established that there are no other suitable buildings on the holding or in the vicinity which could meet the reasonable need.
  4. It will not lead to an unacceptable increase in traffic on the local highway network
- Impact on the bridleway, which will need to be widened to accommodate the access of agricultural vehicles to the main farm, from traffic interconnecting between the plots of land that adjoins the farm. This will impact on the enjoyment, use and safety of the bridleway for both pedestrians and horse riders
- The proposed entrance/exit to the site would be detrimental to the safe and satisfactory operation of the local highway network (Harepath Hill is on the A3052) and the development would adversely affect highway safety or the convenience of road users.



(Contrary to Policy TC7 (Adequacy of Road Network and Site Access) of the Adopted East Devon Local Plan 2013 - 2031.

- Inconsistencies between the reports submitted for application 18/1626/FUL and the current application. There was no mention in application 18/1626/FUL about the storing of cattle waste on the site. With the current application there is mention of this and muck spreading.
- The Ecological Assessment submitted with the application refers to the removal of one tree identified with low potential for bat roosting. Because of the close proximity of the site to Seaton Wetlands there should be a requirement for a Bat Survey to be undertaken over a length of time to ensure the site is free of bats.

(moved Cllr Sanham; seconded Cllr Shaw)

**28. 19/1441/FUL**

**Mr & Mrs Donnan**

**11, Seafield Road, Seaton,  
EX12 2QS**

Conversion of bed and breakfast into 4 x self-contained flats including single storey rear extension.

The Committee **RESOLVED** to propose no objection to the application.  
(moved Cllr Sanham; seconded Cllr Rowland)

### 29. Planning Comments

Comments to be circulated in respect of application 19/1141/FUL.

### 30. Decisions

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

**a) 19/0608/FUL – Street Record, Manor Close, Seaton** Replacement of existing external staircases, new ramps and steps, widened paths, raised platforms and altered bin stores – **WITHDRAWN**

The meeting closed at 7.18pm

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

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