



**Minutes of the Planning Committee
Monday 1st July 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, Cllr T Antoniou
2 members of public

31. Apologies for absence

There were no apologies for absence received.

32. 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)

33. Minutes of the Planning Committee meeting held on Monday 17th June 2019

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 17th June subject to the following amendment:

- The Heading on the minutes was corrected to read: Town Mayor Cllr Ken Beer and Locum Town Clerk Rob Martin.

(moved Cllr Rowland; seconded Cllr Russell)

34. 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.

35. Public Question Time (PQT)

Miss Margaret Everitt spoke on agenda item 8, planning application 19/1273/FUL stating she objected to the application. Miss Everitt said that Seaton Down Close slopes steeply and therefore there was a considerable difference in height of the bungalows in the close. Part of the application was for an addition on the eastern side of the bungalow which would have an impact on her property. When the bungalows were first constructed the water supply ran across the back garden of Honeywood and she was concerned whether the proposed development would impinge on the supply of water to the properties in the close.



Applications for consideration:

36. 19/1352/FUL **Mr & Mrs R Betts** **3, Major Terrace, Seaton, EX12 2RF**
Change of use to 3 no ground floor rooms from use as complimentary therapy back to residential, as part of existing single dwelling.

Mention was made that it looked as though there were some new dormer windows in the plan drawings although the application was only for 'Change of Use'. The Chairman, Cllr Read, thought this should be checked.

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

37. 19/1302/FUL **Miss L Berry** **41, Eyewell Green, Seaton, EX12 2BN**
Hip to gable extension, rear dormer and alterations to front dormer.

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

38. 19/1273/FUL **Mr & Mrs B Matthews** **Honeywood, Seaton Down Close, Seaton, EX12 2JB**
Construction of front, side and rear enlargements, dormer extension and balcony.

Discussion took place around:

- There appears to be a discrepancy on the block plan because the amount of land available on the eastern extension does not appear to be what the block plan is showing. There is more land showing as available on the plans submitted by the agent.
- The difference in height between the garden level of the application site and the bungalow next door is considerable. There are windows of the bungalow next door facing the fence on the boundary between the two properties and if Honeywood is brought forward by another three metres it will then severely affect the daylight available to these rooms of the next door bungalow.
- There are issues with overlooking and loss of light. The plans submitted with the application make it difficult to appreciate the extent of the proposed development. It is potentially over development of the site and no Design and Access Statement has been submitted with the application.



- Concern was raised about the size of the development proposed. It will be out of keeping with the other properties in the area if the application is approved.

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

- Contrary to Policy D1-Design and Local Distinctiveness of the East Devon Local Plan 2013-2031 as it does **not** meet the following criteria:
 1. Respect the key characteristics and special qualities of the area in which the development is proposed.
 2. Ensure that the scale, massing, density, height fenestration and materials of buildings relate well to their context.
- It would adversely affect:
 1. The distinctive historic or architectural character of the area
 2. The amenity of occupiers of adjoining residential properties.
- Overdevelopment of the site and out of keeping with the streetscene of the area.
- Loss of light and loss of privacy to neighbouring properties.

(moved Cllr Sanham; seconded Cllr Read)

39. Planning Comments

Comments to be circulated in respect of application 19/1273/FUL.

40. Decisions

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

- a) **19/0911/FUL – Flat 3, 6, Major Terrace, Seaton** Creation of recessed roof window and terrace – **APPROVAL – standard time limit.**

The meeting closed at 7.12pm

Chairman: _____

Date: _____