



**Minutes of the Planning Committee
Monday 29th July 2019**

Present:**Chairman:** Cllr. S Read**Councillors:** K Beer, D Haggerty, D Ledger, J Rowland, J Russell, H. Sanham and M. Shaw**In attendance:** Locum Planning Officer
Cllr Marcus Hartnell**55. Apologies for absence**

There were no apologies for absence

56. 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)

Cllr Rowland declared a personal interest in respect of application 19/1558/FUL as the applicants were known to him.

57. Minutes of the Planning Committee meeting held on Monday 15th July 2019The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 15th July 2019 (moved Cllr Rowland; seconded Cllr Sanham)**58. 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.

59. Public Question Time (PQT)

There were no questions asked by Cllr Marcus Hartnell.

Applications for consideration:**60. 19/1464/FUL****Christine Bishop
& Graham Pavey****Land Adjacent 139, Harepath Road,
Seaton, EX12 2EB**Construction of 1 no. dwelling and
associated works

Discussion took place around:



- The closeness of the proposed dwelling to the host dwelling.
- The amount of space the submitted plans are showing for the provision of parking.
- The proposed development appears cramped and is trying to squeeze too much onto the site. This is overdevelopment of the site.
- Any extra traffic generated to the site will have to park on Harepath Road which is one of the major roads leading into the town centre. This could be detrimental to the safe and satisfactory operation of the local highway network as a lot of parking on this road occurs in this area of the town already and the development would adversely affect highway safety or the convenience of road users.

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:
 - a) Ensure that the scale, massing, density, height fenestration and materials of buildings relate well to their context and it would adversely affect the amenity of occupiers of adjoining residential properties.
- Contrary to Policy TC7-Adequacy of Road Network and Site Access of the East Devon Local Plan 2013-2031 as any extra traffic generated to the site will have to park on Harepath Road which is one of the major roads leading into the town centre. This could be detrimental to the safe and satisfactory operation of the local highway network as a lot of parking on this road occurs in this area of the town already and the development would adversely affect highway safety or the convenience of road users.
- Contrary to Policy TC9-Parking Provision in New Development of the East Devon Local Plan 2013-2031 as the amount of space proposed to be provided for the parking of vehicles is small and cramped and could lead to vehicles having to reverse out onto a major thoroughfare which would adversely affect highway safety or the convenience of road users.
- Unacceptable high density/overdevelopment of the site, especially as it involves the loss of garden land and therefore the open aspect of the area.

(moved Cllr Read; seconded Cllr Haggerty)

61. 19/1558/FUL

Mr & Mrs Moorcraft

**21, Honey Ditches Drive, Seaton,
EX12 2NU**

Garage conversion and extension

The Committee **RESOLVED** to propose no objection to the application.

(moved Cllr Shaw; seconded Cllr Sanham)

62. Planning Comments

Comments to be circulated in respect of application 19/1464/FUL

63. Decisions

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



a) **19/0839/FUL – The Vault Bar, Bank House, Marine Place, Seaton** Installation of new ventilation/extraction system – **APPROVED** – with conditions

b) **19/1181/FUL – Littlecot, Colyford Road, Seaton** Construction of single storey side/rear extension and alterations and balcony/terrace at the rear – **APPROVED** – with conditions

64. Notification of Tree works considered an exception to TPO 16/0033/TPO Land at Garrett Close, Seaton

The Committee noted the Notification of Tree works considered an exception to TPO 16/0033/TPO Land at Garrett Close, Seaton

The works in question are considered to be an exception from the normal requirement to seek the consent of this Council under Regulation 14 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012. (This regulation of the Act provides for works to be carried out on dead and dangerous trees [or parts of trees] in the interests of safety).

There is a duty under the Act to plant replacement trees when trees are removed under this exception. In this instance, replanting will be required in the first planting season following removal (November to March). The tree should be a minimum girth of 810cms. This replacement tree will be covered by the existing Tree Preservation Order. [The tree species, size and planting location should be agreed in writing with East Devon District Council prior to planting.]

The meeting closed at 7.06pm

Chairman: _____

Date: _____