



**Minutes of the Planning Committee  
Monday 3<sup>rd</sup> February 2020**

**Present:**

**Chairman:** Cllr. D Ledger

**Councillors:** J Rowland & M Shaw

**In attendance:** Admin Officer, 2 members of the public & Cllr Antoniou

**173. Apologies for absence**

Apologies were received and accepted from Cllr Beer.  
Cllr J Russell & Cllr H Sanham was absent.

**174. 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 Ledger declared a personal interest in respect of application 19/2446/FUL as the applicant was known to him.

**175. Minutes of the Planning Committee meeting held on Monday 6<sup>th</sup> January 2020**

The Committee **RESOLVED** to agree the minutes of the meeting held on 6th January 2020.  
(moved Cllr Shaw; seconded Cllr Rowland)

**176. 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 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.

**177. Public Question Time (PQT)**

Miss Margaret Everitt spoke on agenda item 9, planning application 19/2851/FUL, stating she objected to the application. She said that this application was part of a bigger application submitted in June last year. Miss Everitt said that Seaton Down Close slopes steeply downwards in a west to east direction giving a ground level difference of approximately three metres between Honeywood and her bungalow Merlewood. Honeywood already towers over above the kitchen window of Merlewood and the proposed extension would be much nearer this window. Miss Everitt also raised concerns about the weight of the proposed extension on ground which is so much higher than the ground level of Merlewood.

**Applications for consideration:**

**178. 19/2839/FUL Mr A Mears**

**27, Harepath Road, Seaton EX12 2RS**  
Construction of front and rear dormer windows, single storey rear extension





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

**183. 20/0074/FUL Ms G Day**

**29, Elizabeth Road, Seaton EX12 2EQ**  
Construction of single storey rear extension.

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

**184. 20/0102/FUL Mr Garry Mettam**

**4, Trevelyan Road, Seaton EX12 2RS**  
Internal alterations to facilitate creation of 1 no. additional flat; insertion of full height opening and Juliet balcony at first floor level on east elevation and extension to 2 no. dormers and construction of balcony at second floor level on east elevation.

Discussion took place around:

- How the property is currently divided into three flats is perfectly acceptable. To create another flat over two floors with the proposed dimensions shown on the submitted plans is overdevelopment as the flat would be very small and would not improve the property as it currently stands.
- What is envisaged in the submitted plans shows an extra one bedroom flat with very small dimensions.
- The proposed new flat would be less than 37 square metres which seems extremely small for a one bedroom flat. The other flats have slightly more space but even so are on the small side.

The Committee **RESOLVED** to object to this application on the grounds of overdevelopment of the property due to the excessively small proposed new flat which would be over two floors.  
(moved Cllr Rowland; seconded Cllr Shaw)

**185. 19/2446/FUL Ms A Cole**

**18, Fore Street, Seaton, EX12 2LA**  
Demolition of existing rear extensions and erection of 3 storey linked building to provide 3 no. 1 bed apartments and alterations to main building to provide 1 no. additional flat.

Discussion took place around:

- It was thought that some of the proposed new apartments appeared to be very cramped.



- It would have helped if the dimensions of all the flats were put on the relevant plans and not just on the proposed floor plan for the first/second floor.

The Committee RESOLVED to object to this application on the grounds of the size of the proposed apartments.

(moved Cllr Shaw; seconded Cllr Rowland)

**186. 20/0136/FUL Mr & Mrs Peter & Suzanne Rhodes-Finney 9, Elmfield Road, Seaton EX12 2EG**  
Construction of a single storey extension.

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

**187. 20/0079/FUL Mr John Bowers 17, Upper Churston Rise, Seaton EX12 2HD**  
Extend conservatory to cover external stairs, construct decking at ground level below conservatory; construct pergola around decking, add porch between base of stairs and basement door

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

#### 188. Planning Comments

Comments to be circulated in respect of applications 19/2851/FUL, 20/0102/FUL & 19/2446/FUL

#### 189. Decisions

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

- 19/2005/FUL – 23 Townsend Road, Seaton** Demolition of existing conservatory and new rear extension with pitched roof - **APPROVED** – with conditions
- 19/2360/FUL – 44 Boundary Park, Seaton** Construction of boundary fence - **APPROVED** – standard time limit
- 19/2666/GPD – 37 Seaton Down Road, Seaton** Construction of replacement single storey rear extension measuring 4.5m in depth, 3m to eaves and 3.4m in total height - **DECIDED** – prior approval not required
- 19/2586/FUL – 25 Churston Rise, Seaton** First floor extension with new roof, roof dormers and raise existing ridge line – **APPROVED** – with conditions
- 19/2720/FUL – 27 Boundary Park, Seaton** Construction of single storey extension to rear and side of property- **APPROVED** – with conditions



**f) 19/2109/FUL – The Presbytery, Manor Road, Seaton** Widen the existing access and provision of Hearse and Church parking with Disabled space on part of the front garden of the Presbytery - **APPROVED** – with conditions

The meeting closed at 7.26pm

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

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