



**Minutes of the Planning Committee
Monday 4th November 2019**

Present:

Chairman: Cllr. S Read

Councillors: K Beer, J Rowland, J Russell, H Sanham & M Shaw
In attendance: Town Clerk & Locum Planning Officer
Cllr A Gwyn Davies, Cllr A Singh, Cllr M Hartnell (EDDC)
Two members of the public

131. Apologies for absence

Apologies were received and accepted from Cllr Ledger & Cllr Haggerty.

132. Declarations of Interest

Cllrs Rowland declared a personal interest as Councillor with East Devon District Council (EDDC).
Cllr Shaw declared a personal interest as a Councillor with Devon County Council (DCC).
Cllr Shaw declared a disclosable pecuniary interest (DPI) in respect of application 19/2188/FUL, (Land To The South East), 109, Beer Road, Seaton as the property adjoins Cllr Shaw's property. He would leave the room for the duration of the of the discussion.

133. Minutes of the Planning Committee meeting held on Monday 14th October 2019

The Committee **RESOLVED** to agree the minutes of the meeting held on 14th October 2019.
(moved Cllr Sanham; seconded Cllr Shaw)

134. 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.

135. Public Question Time (PQT)

Mr John Chilcott spoke on agenda item 9, planning application 19/2188/FUL stating he objected to the application. He spoke on behalf of the five properties affected by this application in Old Beer Road. Mr Chilcott said that whilst this application was an improvement on previous ones neighbours still object to it. Even a single dwelling in this location does not comply with various polices and strategies in the East Devon Local Plan. It is these polices that supported the refusal of the appeals for the last two applications. The road safety aspect of the proposed access on a bend on what is a quite fast stretch of road within close proximity to the Coastal Path crossing which is increasingly busy is a danger. There is an environmental impact on what is currently a dark and quiet area. It is a foraging area for the endangered Greater Horseshoe Bat. The site is on higher ground than neighbouring properties and the degree of domination and overlooking will be substantial and



will be conspicuous from the Coast Path. Although the proposed dwelling appears to be within the Built Up Area Boundary, the driveway represents additional construction in the countryside. It is for these reasons the application should be refused.

Applications for consideration:

136. 19/2196/FUL **Mr & Mrs N Dodge** **Sandor Cottage, Harepath Hill, Seaton, EX12 2TF**
Construction of two storey extension.

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

137. 19/2257/FUL **Mrs Justine Fraser** **Seascape, Harepath Hill, Seaton EX12 2TA**
Construction of single storey glazed extension.

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

138. 19/2292/FUL **Dr M Leppard** **14, Scalwell Lane, Seaton, EX12 2HH**
Construction of rear dormer window.

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

Cllr M Shaw declared a Disclosable Pecuniary Interest in respect of the following application and left the room at 7.11pm.

139. 19/2188/FUL **Mr Duncan Rawlings** **(Land To The South East), 109, Beer Road, Seaton**
Construction of 1no. dwelling, utilising existing access and parking area.

Discussion took place around:

- The applicant maintained that this application has addressed concerns raised in the previous applications in that it no longer materially overlooks neighbouring properties and it maintains a clear green buffer from Beer Road.
- It still overlooks neighbouring properties and will be seen from the Coastal Path.
- The Ecological Appraisal submitted with the application is five years out of date.
- There should be a Bat Survey because the area is an important foraging route for bats flying from the Beer Caves.



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

- Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, overshadowing etc. (Contrary to Policy D1 (Design and Local Distinctiveness) of the Adopted East Devon Local Plan 2013 – 2031.
- It would diminish the open character of the area and will be clearly visible from the South West Coastal Path.
- The Ecological Appraisal submitted with the application is five years out of date and no Bat Survey has been submitted. The area where the proposed dwelling will lie is an important foraging route for bats.

(moved Cllr Sanham; seconded Cllr Read)

Cllr M Shaw returned to the meeting at 7.14pm

140. Planning Comments

Comments to be circulated in respect of application 19/2188/FUL.

141. Decisions

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

- 19/1144/FUL – 11, Seaford Road, Seaton** Conversion of bed & breakfast into 4 x self-contained flats including single storey rear extension - **REFUSED**
- 19/1688/FUL – (John Wood), Church House, 49, Queen Street, Seaton** Change of use of existing first floor picture gallery and picture framing unit (B1c Light Industrial) to form 1 no. residential unit (C3 dwellinghouse) and associated external works – **APPROVED** – standard time limit
- 19/1760/TRE – 7, Riverdale Orchard, Seaton** Ash Tree – removal of two small branches overhanging garden up to 3mm in diameter – **APPROVED** – with conditions
- 19/1943/FUL – 35, Churston Rise, Seaton** Retention of decking, gazebo and boundary fence – **APPROVED** – standard time limit
- 19/1935/FUL – Flat 3, 6, Major Terrace, Seaton** Creation of recessed roof window and terrace – **REFUSED**

The meeting closed at 7.16pm

Chairman: _____

Date: _____