



**Minutes of the Planning Committee  
Monday 6th January 2020**

**Present:**

**Chairman:**

**Cllr. D Ledger**

**Councillors:**

**K Beer, J Rowland, J Russell & M Shaw**

**In attendance:**

**Admin Officer and 4 members of the public**

**156. Election of Chair**

Cllr Rowland nominated Cllr Ledger as Chairman of the Planning Committee for the remainder of the 2019/20 Municipal Year.

Cllr Russell seconded the proposal.

There were no other nominations.

The Committee **RESOLVED** to approve the election of Cllr Ledger as Chairman of the Seaton Town Council Planning Committee for the 2019/20 Municipal Year.

**157. Election of Vice Chair**

Cllr Ledger nominated Cllr Rowland as Vice Chairman of the Planning Committee for the remainder of the 2019/20 Municipal Year.

Cllr Beer seconded the proposal.

There were no other nominations.

The Committee **RESOLVED** to approve the election of Cllr Rowland as Vice Chairman of the Seaton Town Council Planning Committee for the remainder of the 2019/20 Municipal Year.

**158. Apologies for absence**

There were no apologies for absence received.

Cllr H Sanham was absent.

**159. 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 19/2720/FUL as the applicant was known to him.

**160. Minutes of the Planning Committee meeting held on Monday 2nd December 2019**

The Committee **RESOLVED** to agree the minutes of the meeting held on 2nd December 2019.

(moved Cllr Beer; seconded Cllr Shaw)

**161. 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.

### 162. Public Question Time (PQT)

Mr Michael Clarke spoke on agenda item 8, planning application 19/2586/FUL stating he objected to the application. Mr Clarke stated that an extension had been built in 2016 and the applicants now proposed to build an extension on top of the extension granted retrospective planning permission in 2016 turning what was originally a two bedroom bungalow into a 5/6 bedroom house. A new roof is proposed which is higher than the original roof plus a roof extension to the west elevation. Mr & Mrs Clarke were very concerned about the effect this extension would have on their natural daylight given the close proximity of the two properties. Properties in Churston Rise and Upper Churston Rise are predominantly two or three bedroom bungalows and this application would be an overdevelopment of the site and spoil the appearance of this part of the streetscene. Mr Clarke requested that if the application was approved that as a part of the planning consent no windows are allowed on the west elevation of the proposed roof extension and that the remaining flat roof area of the 2016 ground floor extension shall not be permitted to be used as a balcony area as this would totally overlook his property.

Mr John Bird spoke on agenda item 9, planning application 19/2360/FUL saying he had received a letter from Devon Highways with reference to his application to remove an existing Leylandii hedge and replace it with a closed board fence. Devon Highways stated they could identify no issues with replacing the hedge with a low block wall topped with a fence.

### Applications for consideration:

163. 19/2586/FUL

Mr & Mrs Stockwell

25, Churston Rise, Seaton  
EX12 2JE

First floor extension with new roof, roof dormers and raise existing ridge line.

Discussion took place around:

- Thought the application was contrary to Policy D1 – Design and Local Distinctiveness of the East Devon Local Plan 2013-2031 as it fails to respect the key characteristics and special qualities of the area in which the development is proposed and fails to ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.
- Would clearly be overdevelopment of the site. The proposed dwelling would be considerably larger than other properties in the immediate area and would therefore be out of keeping with the character of the surrounding area.

The Committee **RESOLVED** to object to the application on the grounds listed above.  
(moved Cllr Rowland; seconded Cllr Shaw)



**164. 19/2360/FUL**

**Mr John Bird**

**44, Boundary Park, Seaton  
EX12 2UN**

Construction of boundary  
fence.

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

**165. 19/2645/CPL**

**Heather Stringer**

**5 Newlands Park, Seaton.  
EX12 2SF**

Certificate of lawfulness for  
the construction of flat roof  
rear dormer window.

East Devon District Council had issued a Decision Notice on 17<sup>th</sup>  
December 2019 confirming the applicants' proposal to construct a  
dormer window on the rear facing roof slope was Permitted  
Development and did not require an application for Planning  
Permission.

**166. 19/2666/GPD**

**Mr R Fellingham  
& Miss K Wilkinson**

**37, Seaton Down Road,  
Seaton, EX12 2SB**

Construction of replacement  
single storey rear extension  
Measuring 4.5m in depth, 3m  
to eaves and 3.4 in total  
height.

East Devon District Council had issued a Decision Notice on 3<sup>rd</sup>  
January 2020 confirming that prior approval was not required for  
the proposed development.

**167. 19/2720/FUL**

**Mr Charles Hankin**

**27, Boundary Park, Seaton  
EX12 2UN**

Construction of single storey  
extension to rear and side of  
property.

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

**168. 19/2795/FUL**

**Mr Roy Harris**

**27, Barnards Hill Lane, Seaton  
EX12 2EQ**

Construction of single storey  
rear extension.

Discussion took place around:



- Overdevelopment of the site as much of the rear garden would be lost to the extension. This would take away the characteristics of the area.
- Thought the application was contrary to Policy D1 – Design and Local Distinctiveness of the East Devon Local Plan 2013-2031 as it fails to respect the key characteristics and special qualities of the area in which the development is proposed and fails to ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.

The Committee **RESOLVED** to object to the application on the grounds listed above.  
(moved Cllr Rowland; seconded Cllr Russell)

**169. 19/2839/FUL**

**Mr A Mears**

**27, Harepath Road, Seaton  
EX12 2RS**

Construction of front and rear  
dormer windows, single rear  
storey extension and  
provision of cladding.

The Committee **RESOLVED** to propose the application was deferred to the next planning meeting on Monday 3<sup>rd</sup> February 2020 to enable all Members of the Committee to study the plans and proposal.  
(moved Cllr Rowland; seconded Cllr Beer)

### **170. Fosseway Court**

The Committee to consider and approve a draft letter to Fosseway Transition concerning the proposed closure of the Esplanade and walkway above the Moridunum.

The Committee **RESOLVED** to send a letter to Fosseway Transition concerning the proposed closure of the Esplanade and walkway above the Moridunum as there were concerns as to whether Fosseway Transition had gone through the correct procedure to apply for a 'Highway Stopping Up' order. Also, there were concerns that there would be no disruption caused by these works to local events such as the Grizzly, CycleFest and the Carnival procession. It had been agreed at an earlier meeting between Fosseway Transition and the Town Council that specific arrangements regarding routes through for events would be needed, the detail of which would be agreed with the Town Council. The Town Council was seeking clarification from Fosseway Transition that any road closures would include conditions to ensure no disruption to these events over the period of development and confirmation as to the current position regarding the proposed development at Fosseway Court.

(moved Cllr Rowland; seconded Cllr Shaw)

### **171. Planning Comments**

Comments to be circulated in respect of applications 19/2586/FUL and 19/2795/FUL.



**172. Decisions**

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

- a) **19/2317/FUL – 26 Eyewell Green, Seaton** Retention of single storey side extension - **APPROVED**  
– retrospective (no conditions)
- b) **19/2645/CPL – 5 Newlands Park, Seaton** Certificate of lawfulness for the construction of flat roof rear dormer window - **APPROVED** – CPL Approve Part 1
- c) **19/2557/FUL – 2 Chestnut Close, Seaton** Construction of single storey side extension - **APPROVED** – standard time limit
- d) **19/2188/FUL – (Land To The South East) 109 Beer Road, Seaton** Construction of 1no. dwelling, utilising existing access and parking area - **REFUSED**

The meeting closed at 7.22pm

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

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