



## Minutes of the Remote Planning Committee Meeting on Monday 5<sup>th</sup> October 2020

### Present:

**Chairman:** Cllr M Hartnell

**Councillors:** K Beer, M Macaskill, J Russell, C Wood & D Wright

**Officers:** Planning Committee Clerk

**Public:** Cllr Jack Rowland (EDDC) & Richard Drysdale (Manager of Seaton Jurassic)

**Note:** All attendees accessed the meeting remotely and could be either seen and/or heard.

### 12. Apologies for absence

There were no apologies for absence received.

### 13. Declarations of Interest

Cllr Hartnell declared a personal interest as a Councillor with East Devon District Council (EDDC) and a personal interest in agenda items 9 & 10 as the land belongs to East Devon District Council and he had been involved in the application process.

Cllr Macaskill declared a personal interest in agenda item 6 as he was the Loss Adjuster for the applicants' insurance company.

Cllr Wright declared a personal interest in agenda item 8 as the applicant was his landlord. Cllr Wright would take no part in the debate or vote on this item.

### 14. Minutes of the Planning Committee meeting held on Wednesday 9<sup>th</sup> September 2020

The Committee **RESOLVED** to agree the minutes of the meeting held on 9<sup>th</sup> September 2020. (moved Cllr Russell; seconded Cllr Beer)

### 15. 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.

### 16. Public Question Time (PQT)

Cllr Jack Rowland (EDDC) addressed the committee pointing out to the new Members in particular the importance in planning of the East Devon Local Plan which currently covers up to the year 2031. Having served on the planning committee both at town and district level he urged the new



Members to make themselves aware of the Local Plan because there was a lot of useful information in it which could help them when considering some of the planning applications which come before the committee. There was quite a lot of information in the plan which specifically related to Seaton and many policies and strategies which Members may wish to make themselves familiar with.

Cllr Hartnell thanked Cllr Rowland for his comments and said that from time to time EDDC offer planning training for town and parish councils so the town council would keep a lookout for any courses coming up for new Members to attend.

**Applications for consideration:**

<b>17. 20/1954/FUL</b>	<b>Mr Vincent Roberts</b>	<b>63 Scalwell Lane, Seaton EX12 2DN</b> Proposed replacement of fire damaged dwelling.
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The Committee **RESOLVED** to propose no objection to the application.  
(moved Cllr Hartnell; seconded Cllr Beer)

<b>18. 20/1984/FUL</b>	<b>Mr &amp; Mrs Bower</b>	<b>8 Havenview Road, Seaton EX12 2PF</b> Construction of two storey side and single storey rear extensions, and external steps.
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The Committee **RESOLVED** to propose no objection to the application.  
(moved Cllr Beer; seconded Cllr Wright)

<b>19. 20/1456/FUL</b>	<b>Mr Garry Mettam</b>	<b>4 &amp; 5 Trevelyan Road, Seaton EX12 2NL</b> Internal alterations to facilitate creation of 2 no. additional 1 bed flats (one at No. 4 and one at No.5); insertion of full height openings and juliet balcony at first floor level and extension and alteration of existing dormers and construction of balconies at second floor level on east elevation of both properties; addition of dormer to south roof slope of No.5; replacement windows, and; creation of 2 no. parking spaces
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within front garden area of  
No.5 (Amended plans).

Discussion took place around:

- Parking arrangements for the proposed eight flats. It was noted that Devon County Highway Authority had objected to the application due to the inability of vehicles to turn off-carriageway and re-enter the carriageway in a forward facing motion. Members noted that a reversing space had been provided on the amended plans but thought there was insufficient space for parking and the turning of vehicles to take place and supported the comments made by Devon Highways.
- The floor area of some of the flats was below the minimum space standards the Government introduced in October 2015. Members thought the application fell short of this requirement on some of the flats and was overdevelopment of the existing building.
- Members thought the balconies on the eastern side overlooking the Axe Yacht Club were an improvement.

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

- Some of the proposed flats did not meet the minimum space standards introduced by the Government in October 2015 and was overdevelopment of the existing building.
- Parking arrangements for the eight flats was insufficient and vehicles would be unable to turn off-carriageway and re-enter the carriageway in a forward facing motion.

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

Cllr Wright took no part in the discussion and abstained from voting on this application.

**20. 20/1399/FUL**

**Mr Richard Drysdale**

**Seaton Jurassic, The Underfleet,  
Seaton EX12 2WD**

Extension to existing external area to visitor centre to include change of use of part of existing car park; raising of site levels to provide level access path; creation of play and interpretation features (to include 3 metre high earth mound) and seating areas; creation of footpath link to north.

Cllr Hartnell proposed and the Committee agreed to suspend Standing Orders so that Richard Drysdale could speak on the application.

Richard Drysdale stated that the Heads of Terms which Seaton Jurassic would agree with East Devon District Council were that the area of land that would form the external area of Seaton Jurassic would form part of the lease they had with the district council. The picnic area would be







retained but improved and would come under a maintenance agreement. The area would be fully accessible to the public.

The Council moved back into Standing Orders.

Members thought this would be a welcome addition to Seaton Jurassic. It was envisaged that this would have been part of the development from day one, but due to financial constraints it had to be shelved when planning permission for the centre was first sought.

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

**21. 20/1982/FUL**

**Mr Philip Martin**

**Seaton Football Club, Colyford  
Road, Seaton EX12 2DF**

Addition of two modular stand alone  
changing room buildings for the  
Seaton Town Football Club.

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

## **22. Planning Comments.**

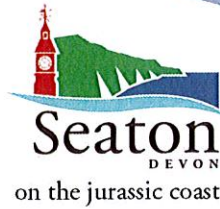
Comments to be circulated in respect of application 20/1456/FUL.

## **23. Planning White Paper - implications and proposed response**

It was agreed that at this stage a discussion would take place on Members thoughts concerning a response to the Planning White Paper which proposes reforms of the planning system to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land was available for development where needed. The Planning Committee clerk would then collate Members comments and compose a formal response from the Town Council to the white paper to be sent into the Government.

Discussion took place around:

- There was mention in the paper about making the planning system quicker, simpler and faster which was welcomed by Members, but they wanted to ensure there was still quality of development in the right areas and the designs and styles were sympathetic to the local area. Members welcomed the review of the planning system with a more digital and interactive way of engaging with the planning process, but were hesitant that some of the policies and strategies would be more nationally led which could not be influenced at a local level.
- Members would not like to see a relaxation of environmental policies and strategies, particularly those that protect the wildlife and fauna of the local area and would like this included in the response as one of the councils' top priorities.



- The white paper was very inspirational, but there was little to say what enforcement action would be taken if a developer did not adhere to the plans and conditions attached to the granting of planning permission. Developers must adhere to the contributions and conditions agreed when applying for planning permission and not apply retrospectively to have these varied after planning permission has been granted.
- Members agreed to focus the response to the white paper on the areas of the environment and the consultation and the accountability of developers.

It was agreed that the Planning Committee clerk would write up a response to the white paper and circulate it to Members before submitting to the Government.

**24. Decisions**

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

- a) **20/1481/FUL – 18 Fore Street, Seaton** To demolish the later read additions and erect a three storey building to form 3 x 1 bedroom apartments; carry out internal alterations to existing property to create additional 1 bedroom dwelling - **REFUSED**

The meeting closed at 6.08pm

Chairman: 

Date: 2/11/2020

