



**Minutes of the Remote Planning Committee Meeting
on Wednesday 9th September 2020**

Present:

Chairman: Cllr M Hartnell

Councillors: K Beer & J Russell

Officers: Planning Committee Officer

Public: Dr M Shaw and Cllr D Wright

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

1. Election of Chairman

The Committee unanimously **ELECTED** Cllr Marcus Hartnell as Chair for the forthcoming municipal year (moved Cllr Beer; seconded Cllr Russell)

2. Apologies for absence

There were no apologies for absence received.

3. Declarations of Interest

Cllr Hartnell declared a personal interest as a Councillor with East Devon District Council (EDDC).

4. Minutes of the Planning Committee meeting held on Monday 2nd March 2020

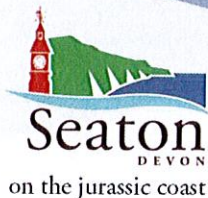
The Committee **RESOLVED** to agree the minutes of the meeting held on 2nd March 2020. (moved Cllr Beer; seconded Cllr Russell)

5. 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.

6. Public Question Time (PQT)

Dr Martin Shaw spoke on agenda item 8, planning application 20/1775/OUT stating he objected to the application. Dr Shaw was speaking on behalf of the West Seaton and Seaton Hole Association and in a personal capacity. Dr Shaw said the application was in direct contradiction to the East Devon Local Plan. The application was a proposal to build a bungalow on a very important field at the top of Beer Road which was much valued by local residents, visitors and walkers on the South



West Coastal Path which passes this field. The site was outside the Built-Up Area Boundary for Seaton which was contrary to the East Devon Local Plan and there was no clear justification for the proposed development. The site also lies within the Coastal Preservation Area and there were many other planning reasons to oppose this application. In the past the Town Council has objected to applications for development at Pembroke House which was next to this site. The applications have consistently been refused by the local planning authority and this time it was more important as two Planning Inspectors, who dealt with the Pembroke House appeals, said that this site was a valuable break in the landscape between the town and the countryside and was an important visual site. For all these reasons the Town Council should object to this application.

Applications for consideration:

7. 20/0938/FUL

**Mr Lee Taylor
Seaton Tramway**

**Seaton Tramway, Riverside
Depot, Harbour Road, Seaton
EX12 2NQ**

Retrospective application for the erection of platform to form part of a new railway halt.

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

8. 20/1775/OUT

**A & H Bullivant
& Roberts**

**Land South Of 97 Beer Road,
Beer Road, Seaton**

Outline planning application for the construction of 1 no. dwellinghouse including the construction of new access (matters of appearance, landscaping layout and scale reserved)

Discussion took place around:

- The application site was outside the Built-Up Area Boundary for Seaton and was therefore considered as development in the countryside which would be resisted unless there was a proven need for the development.
- There was no proven need for the development and no benefits to the community to warrant making an exception and allowing development to take place on this site.
- The site currently provides a unique public view of the coastline and sea from Beer Road and is enjoyed by many residents, visitors and walkers. The proposed dwelling has the potential to block views to the coast (from the SW Coastal Path which, following the landslip of 2012, now passes directly in front of this site).
- The site is part of the Coastal Preservation Area, which is defined on the basis of visual openness and views to and from the sea and currently provides a unique public view of the



coastline and sea from Beer Road. The proposed development will have an adverse effect upon the openness of the area and the views to and from the sea.

- Concerns were raised that the proposed development would result in significant or unacceptable harm to local wildlife interest, especially to the bats that hibernate in Beer Quarry Caves. The site is an important commuting and foraging habitat route for the bats.
- Concerns were raised that it could open the floodgates for a number of other applications to be submitted for this area of Seaton.
- Concerns were raised about the impact this proposed development could have on any coastal erosion.
- Residents of neighbouring properties to the site had concerns relating to the adverse effect the proposed dwelling would have on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, overshadowing etc.

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

- Outside the Built-Up Area Boundary and it was not considered that there were material circumstances or benefits to the community to outweigh the adverse impacts of residential development in this location. Planning Inspectors in previous appeal cases relating to properties in the area had stated that the application site provided an important visual break between Seaton and Beer.
- The proposed dwelling had the potential to block views to the coast (from the SW Coastal Path which, following the landslip of 2012, now passed directly in front of this site). It would diminish the open character of the area and would be clearly visible from the South West Coastal Path which was enjoyed by residents, visitors and walkers.
- The site was part of the Coastal Preservation Area and development or any change of use would not be allowed if it damaged the undeveloped/open status of the designated area or where visually connected to any adjoining areas.
- The proposed development would result in significant or unacceptable harm to local wildlife interests, especially to the bats which hibernate in Beer Quarry Caves and their commuting and foraging routes which pass over the application site.
- The impact this development would have on any coastal erosion. Even though the site was a reasonable way in from the coast the coastline around this part of East Devon was eroding quite rapidly.
- The impact of the development on the residential amenities of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, overshadowing etc.

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

9. 20/1442/FUL

L Taylor

**Land At Colyford Common,
Colyford Road, Seaton**

Construction of new tramway halt,
pedestrian access bridge, ramp,
timber walkways and



associated works to provide
pedestrian link to Seaton Wetlands

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

10. Planning Comments.

Comments to be circulated in respect of application 20/1775/OUT.

11. Decisions

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

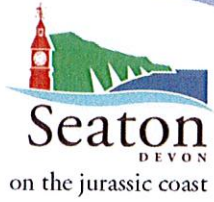
- a) **20/0694/FUL – 3 Major Terrace, Seaton** Change of use of 3 no ground floor rooms from use as complimentary therapy back to residential, as part of existing single dwelling (resubmission of application 19/1352/FUL) – **APPROVED** – with conditions
- b) **20/1382/FUL – 21 Eyewell Green, Seaton** Construction of single storey rear extension, raised decking and steps – **APPROVED** – standard time limit
- c) **20/1394/FUL – 6 Maple Close, Seaton** Construction of replacement boundary treatment and steps – **APPROVED** – standard time limit
- d) **20/1417/FUL – 16 Littlefields, Seaton** Construction of single storey extension – **APPROVED** – standard time limit
- e) **19/2445/FUL – Vintage Court, The Square, Seaton** Demolition of 2 x commercial units and 1 flat to be replaced with 2 x retail units and 8 flats – **APPROVED** – with conditions
- f) **20/0684/FUL – 11 Seafield Road, Seaton** Conversion of bed and breakfast (including owner's accommodation) into 3 x holiday flats and one self- contained flat, including single storey rear extension – **APPROVED** – with conditions
- g) **20/0817/TCA – Cleeve, Manor Road, Seaton** T1: Birch - dismantle and fell to as near ground level as possible – **APPROVED** – standard time limit
- h) **20/0581/FUL – 12 Barnards Hill Lane, Seaton** Construction of single story rear extension and raised terrace – **APPROVED** – with conditions
- g) **20/0890/FUL – 29, Elizabeth Road, Seaton** Construction of single storey extension to rear – **APPROVED** – standard time limit

The meeting closed at 5.52pm





SEATON TOWN COUNCIL



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Town Mayor Cllr Ken Beer

Town Clerk Julia Mutlow

Chairman: _____

Date: _____

5/10/2020

