



**Minutes of the Remote Planning Committee Meeting  
on Monday 18<sup>th</sup> January 2021**

**Present:**

**Chairman:** Cllr M Hartnell

**Town**

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

**Other**

**Councillors:** Cllr Rowland (EDDC)

**Public:** Seven members of the public were present

**Officers:** Planning Committee Clerk

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

**59. Apologies for absence**

There were no apologies for absence received.

**60. Declarations of Interest**

Cllr Hartnell declared a personal interest as a Councillor with East Devon District Council (EDDC) and a disclosable pecuniary interest (DPI) in respect of application 20/2887/FUL, Land Adjacent Harepath Hill, Seaton EX12 2TF as the applicant was Cllr Hartnell's accountant. He would leave the meeting for the duration of the discussion of the application.

**61. Minutes of the Planning Committee meeting held on Monday 7<sup>th</sup> December 2020**

The Committee **RESOLVED** to agree the minutes of the meeting held on 7<sup>th</sup> December 2020.  
(moved Cllr Beer; seconded Cllr Wright)

**62. 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.

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

Mr Justin Werb spoke on agenda item 7, planning application 20/2887/FUL stating he objected to the application. Mr Werb said his property was the closest to the proposed application site and would be the most affected if this application was granted permission. He said the new building





represented a new commercial and industrial operation on his doorstep which would be detrimental to his family's amenity due to smell, noise, fly and vermin nuisance and would be ongoing twenty four hours a day. This was totally unacceptable as, particularly during the summer, the family would not be able to open any windows or enjoy their outside space. There was no proposed screening of the building on the southern elevation and boundary which was the nearest side to Mr Werb and neighbours properties, but there was on the northern, eastern and western elevations of the building. Could this new building not be located further away from established residential properties or could the applicant not use existing buildings on his farm?

Cllr Jack Rowland (EDDC) spoke on agenda item 8, planning application 20/2874/PD20A stating he had received various emails, letters and telephone calls regarding this application. Permitted Development Rights had been amended from 1 August 2020 allowing two storeys to be added on top of free standing apartment blocks without needing planning permission. The existing development of fourteen apartments at Kings Court only has seventeen car parking spaces, two of which were for visitors. This application was for an additional five apartments with no extra car parking spaces. This would mean there was a loss of car parking facilities and there would not be sufficient spaces for residents and visitors to park their cars. Many of the residents of Kings Court were elderly and have a carer visiting daily and they had to be able to park on site to visit their clients. Kings Court was not a free standing building as it shared a party wall with an adjoining property. Also, would the original foundations be able to support the proposed additional storey.

Mr Paul Robinson spoke on agenda item 8, planning application 20/2874/PD20A saying that he owned an apartment in Kings Court and seconded everything Cllr Rowland had said. There was a huge amount of objection to the application from the residents of Kings Court, particularly given the age of many of the residents. He repeated that there would be issues arising from the lack of parking spaces, if the lift was out of action during any construction work that would be an issue as was the loss of the garden area to accommodate a cycle store which, bearing in mind the age of most of the residents, would not be needed.

Mr Christopher Pheby spoke on agenda item 7, planning application 20/2887/FUL stating he objected to the application. He said that he lived in one of the neighbouring properties to the application site. Mr Pheby voiced concerns over the visibility of the proposed building as the site could be seen from the Old Sidmouth Road which was within an Area of Outstanding Natural Beauty (AONB). He also raised concerns over the applicants claim that the construction of the agricultural building would reduce the use of the highway and he would not be moving goods from the building to the main site via the bridleway but would be using the highway. Last year there was an accident on the corner where the access to the site is proposed and with slow moving traffic pulling out onto the A3052 this situation was highly likely to repeat itself. The building was contrary to the policy on new farm buildings from Devon County Council which advised that 'Ideally a new building should be sufficiently far away and upwind from the farmhouse to avoid intrusive smells and flies.' This should also apply to residential properties. The farm was not a primary business venture of the applicant. He is a weekend/hobby farmer, and the impact of the proposed application would have a detrimental effect on the amenity of residents of neighbouring properties to the proposed agricultural building.





**Applications for consideration:**

**64. 20/2870/FUL**                      **Mr & Mrs Leedham**                      **7 Honey Ditches Drive, Seaton**  
**EX12 2NU**  
Single storey extension to bungalow.

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

Cllr Hartnell declared a Disclosable Pecuniary Interest in respect of the following application and left the meeting at 6.09pm.

Cllr Beer chaired the meeting in Cllr Hartnell's absence.

**65. 20/2887/FUL**                      **Chris Hammett**                      **Land Adjacent Harepath Hill, Seaton**  
**EX12 2TF**  
Proposed agricultural storage building and associated works, including new access (resubmission of planning application 19/1141/FUL).

Discussion took place around:

- Lack of clarity in the planning application as to what the proposed use of the agricultural building would be. Was it just for the storage of straw? The Planning Statement submitted with the application stated that the building would provide for cattle management, lambing of sheep and flock management and also for a short period during lambing season and periodically for cattlemen to allow TB testing and foot trimming.
- If animals were going to be kept in the building, even for a short time, a Waste Management Plan was required as per Policy D7 - Agricultural Buildings and Development of the East Devon Local Plan and no such plan had been submitted with the application.
- Access to the highway was on the inside of a turn of a curve of the A3052 which could be a danger to traffic using the highway particularly as the access would be used by slow moving large agricultural vehicles.

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

- Insufficient information had been submitted with the application as to what the proposed use of the building would be. Was it just for the storage of straw or would the building also provide shelter for some farm animals during short periods of the year?
- If animals were going to be kept in the building, even for a short time a Waste Management Plan was required as per Policy D7 - Agricultural Buildings and Development of the East Devon Local Plan and no such plan had been submitted with the application.
- The proposed access to the site would be detrimental to the safe and satisfactory operation of the local highway network (Harepath Hill is on the A3052) and the development would



adversely affect highway safety and the convenience of road users.

- None of the objections the Council raised in their response for planning application 19/1141/FUL dated 19th August 2019 have been addressed with the current application.

(moved Cllr Macaskill; seconded Cllr Wright)

Cllr Hartnell returned to the meeting at 6.21pm.

**66. 20/2874/PD20A**

**Mr David Truslove**

**Kings Court, Harbour Road, Seaton**

Prior Approval for proposed construction of additional storey to existing apartment block to allow construction of 5 no. additional apartments (Use Class C3) under Schedule 2, Part 20, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Discussion took place around:

- Loss of already limited outdoor amenity space.
- The application lacked detail in the paperwork submitted with it.
- The apartment block was not detached/free standing as it shared a party wall with an adjoining property on Harbour Road and the roof lines would vary.
- Severe impact of the proposed development on the resident's quality of life and living conditions.
- Insufficient time had been given to residents to respond to the application. Each reason listed in a letter to residents notifying them of the application would be sufficient individually to object to the application.
- Five new apartments with no additional parking. This would mean there would be no extra car parking spaces for visitors, carers and tradespeople etc. There was no on-street parking adjacent to Kings Court.
- Outdoor amenity space has been lost to accommodate a bicycle store which would be largely irrelevant to the age range of residents now and likely to come in the future.

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

- Loss of amenity and outside space to accommodate a bicycle store which would be largely unused and was not considered a token gesture for the loss of car parking spaces.
- The apartment block was not detached as there was a party wall with an adjoining property in Harbour Road.
- The application lacked detail in the paperwork submitted with it.
- Loss of amenity and impact of proposal on existing residents through overlooking, loss of light and loss of car parking spaces for visitors and carers etc.





(moved Cllr Hartnell; seconded Cllr Beer)

**67. Planning Comments**

Comments to be circulated in respect of applications 20/2887/FUL and 20/2874/PD20A.

**68. Decisions**

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

- a) **20/1399/FUL – Seaton Jurassic, The Underfleet, Seaton** 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 – **APPROVED** – with conditions
- b) **20/2537/CPL – 7 Honey Ditches Drive, Seaton** Certificate of lawfulness for the construction of single storey extension – **REFUSE**
- c) **20/2528/FUL – 31 Churston Rise, Seaton** Construction of single storey side extension, porch, raised patio and roof extensions to provide 1st floor accommodation including side rooflights – **APPROVED** – with conditions
- d) **20/2226/FUL – Thornfield, 87 Scalwell Lane, Seaton** Retrospective application for permanent use of temporary building – **APPROVED** – with conditions
- e) **20/2388/FUL – 7 Starre Close Seaton** Construction of single storey side and rear wrap around extension; replacing front door and window with 2 no. bay windows - **APPROVED** – standard time limit

The meeting closed at 6.42pm

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

Date: 1/2/2021 \_\_\_\_\_

