



**NOTICE  
THIS WILL BE A REMOTE MEETING WHICH MEMBERS OF THE  
PUBLIC MAY ATTEND BY FOLLOWING THE LINK BELOW**

**Remote Planning Committee Meeting of  
Seaton Town Council on**

**Wednesday 7<sup>th</sup> April 2021**

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

**31<sup>st</sup> March 2021**

**Dear Councillor,**

You are hereby summoned to attend a meeting of the **Planning Committee on Wednesday 7<sup>th</sup> April 2021 at 5.45pm**. In accordance with the provisions of *The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020*, this meeting will be held remotely and Members of the Town Council and members of the public can access the meeting by taking the following steps:

**Log on to: [www.zoom.us](http://www.zoom.us)**

**Click on: 'Join Meeting' and then enter:**

- **Meeting ID: 929 5342 2247**
- **Passcode: 173399**

It is proposed that the matters set out on the agenda below will be considered at the meeting and resolution or resolutions passed as the Council considers appropriate.

**This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.**

*Julia Mutlow*

**Town Clerk**



## AGENDA

### 1. Apologies

To receive apologies for absence

### 2. Declarations of Interest

To receive Declarations of Interest

### 3. Minutes

To confirm the minutes of the Planning Committee meetings held on Monday 15<sup>th</sup> March 2021.

### 4 District Council Members

It is 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.

### 5. Environment Policy Environment Policy

Members are reminded that in reaching decisions they should take into consideration the Town Council's Environment Policy that the Planning Committee will consider sustainability, environmental impact and biodiversity when commenting on planning applications in Seaton'.

### 6. Public Question Time

To allow questions or reports from members of the public

### Applications for consideration:

#### 7. 21/0644/TRE

Paul Satterly

#### Lime Tree Cottage, Fremington Road, Seaton EX12 2HX

4 x Lime trees, re-pollard to previous pollard points to maintain cyclical management of pollarded trees within a highway setting.

#### 8. 21/0737/TRE

Mr Duncan Driver

#### 5 Riverdale Orchard, Seaton EX12 2RG

T1, Ash : removal of limb with fungal fruiting body present.



- Removal of deadwood from throughout the crown.
9. 21/0789/FUL                      **Mr & Mrs S Parker**                      **13 Elizabeth Road, Seaton EX12 2DS**  
Proposed single storey rear extension.
10. 21/0710/FUL                      **Nathan Lawrence**                      **Brambledale, Westwood Way, Seaton EX12 2DH**  
Construction of two storey rear extension, side, front dormer windows (revision of 18/1240/FUL).
11. 21/0801/FUL                      **Antony & Louise Critchfield & Paine**                      **1 Jubilee Cottages, Fore Street, Seaton EX12 2AE**  
Demolition of existing conservatory, construction of new single storey rear extension; addition of weatherboard cladding to parts of existing cottage.
12. 21/0855/FUL                      **Mr Geoff Stringer**                      **34 Seaton Down Road, Seaton EX12 2SB**  
Proposed raised decking to front elevation.
13. 21/0833/FUL                      **Lisa & Dean Barry**                      **Mariners Hotel, East Walk, Seaton EX12 2NP**  
Replacement of 2no. windows with doors in south elevation.
- 14. Planning Comments**  
To agree planning comments for circulation.
- 15. Planning Appeal for 18 Fore Street Seaton EX12 2LA 18 Fore Street Seaton**  
To consider the Town Council's response to this appeal.
- 16. Decisions**  
To note planning decisions made by East Devon District Council:



- a) **21/0404/FUL – 65 Elizabeth Road , Seaton** Construction of garage to side - **APPROVED** – standard time limit.
- b) **21/0124/TRE – 9 Garrett Close, Seaton** T1, sycamore - dismantle and fell.  
Reason : signs of sooty bark disease - die-back in crown, black spots on bark - similar to adjacent sycamores previously felled - **APPROVED** – with conditions.
- c) **21/0281/TRE – 5 Hillymead, Seaton** Willow (T6) CM1 Site plan - Reduce height to previous pollarding position to reduce possibility of truck splitting further owing to its present state of decay. Should this tree fall in its present dangerous condition there is possibility of this falling on to the busy public footpath linking the town centre to the wetlands and adjoining cycle track. Taking these measures should extend the life of the tree - **APPROVED** – with conditions.

Applications and plans are available for inspection on East Devon District Council's website [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk) Any written representations received at the Town Council Offices before 9.30am on the day of the meeting will be considered by the Committee.



**Minutes of the Remote Planning Committee Meeting  
on Monday 15<sup>th</sup> March 2021**

**Present:**

**Chairman:** Cllr K Beer

**Councillors:** J Russell, & D Wright

**Public:** Two 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.

**96. Election of Chair**

In the absence of the Chairman, Cllr M Hartnell, the Committee unanimously **ELECTED** Cllr Ken Beer as Chairman for the meeting  
(moved Cllr Wright; seconded Cllr Russell)

**97. Apologies for absence**

Apologies were received and accepted from Cllr Hartnell due to personal commitments.  
Cllr Macaskill was absent.

**98. Declarations of Interest**

No declarations of interest were made.

**99. Minutes of the Planning Committee meeting held on Monday 1<sup>st</sup> March 2021**

The Committee **RESOLVED** to agree the minutes of the meeting held on 1<sup>st</sup> March 2021.  
(moved Cllr Russell; seconded Cllr Wright)

**100. 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.

**101. Environment Policy Environment Policy**

Members are reminded that in reaching decisions they should take into consideration the Town Council's Environment Policy that the Planning Committee will consider sustainability, environmental impact and biodiversity when commenting on planning applications in Seaton.



### 102. Public Question Time (PQT)

Mr Chris Read spoke on agenda item 7, planning application 20/2865/FUL, stating he objected to the application. Mr Read said that his property backed onto the application site. He was concerned about the increase in traffic as there were two entrances to the estate but only one exit, the Townsend Road exit. The entrance to Townsend Avenue was one way although regularly cars would go past the 'No Entry' sign and travel the wrong way down Townsend Avenue to its junction with Seaton Down Road. If there was not sufficient parking on the new estate it would mean the extra parking of vehicles on the roads around Townsend Avenue/Townsend Road.

Mr Read said that he and his neighbours had concerns that the proposed houses on the new estate would be two storey rather than bungalows. Townsend Avenue on the south, west and north sides was predominantly bungalows. He was concerned that Plot 4 on the application site would be very close to the existing Devon bank which was the dividing line between his back garden and the application site. Mr Read said he and his neighbours were concerned about the overbearing nature of the proposed dwellings on Plots 3, 4 & 5 in relation to their properties.

### Applications for consideration:

**103. 20/2865/FUL**

**Townsend Park Ltd**

**Land Rear Of 15 Townsend Road  
Seaton EX12 2AY**

Demolition of existing house and erection of 8 dwellings, 5 no. 4 bed and 3 no. 3 bed, and enlargement of existing access.

Discussion took place around:

- Concerns raised by the Planning Officers at the district council concerning the submitted ecology report which they considered was not complete as further survey work was required in relation to reptiles and therefore the application remained invalid.
- The objections from South West Water to the proposal to discharge roof/surface water to the public sewer which they said was unacceptable. This should be managed by use of a soakaway which had not been explored.
- Townsend Road was steep and not very wide. If cars parked on this road it could cause issues for large vehicles and emergency vehicles needing to gain access to properties on Townsend Avenue/Townsend Road. If insufficient parking was provided on the new estate for residents and visitors there was nowhere else to park nearby.
- Too many dwellings proposed for the size of the application site. Having two storey dwellings in an area which was predominantly bungalows was not in keeping with the character of the surrounding area. It was overdevelopment of the site.

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

Fails to comply to Policy D1 Design and Local Distinctiveness of the East Devon Local Plan 2013-2031 as it does not respect the key characteristics and special qualities of the area in



which the development is proposed and does not ensure that the scale, massing, density, height, fenestration and materials of the proposed dwellings relate well to their context.

- Fails to comply to Policy EN5 – Wildlife Habitats and Features of the East Devon Local Plan 2013-2031 as the submitted ecology report was incomplete as further work was required relating to reptile surveys and mitigation measures.
- Fails to comply with Policy EN22 – Surface Run-Off Implications of New Development of the East Devon Local Plan 2013-2031 as South West Water have advised that the proposal to discharge roof/surface water to the public sewer was unacceptable as the use of soakaway for this purpose had not been explored and was the required means of drainage.
- Fails to comply with Policy TC7 - Adequacy of Road Network and Site Access of the East Devon Local Plan 2013-2031 as the traffic generated by the development would be detrimental to the safe and satisfactory operation of the local highway network.

(moved Cllr Beer; seconded Cllr Wright)

**104. 21/0678/FUL**

**Mr A Harding**

**29 Eyewell Green, Seaton EX12 2BN**

Construction of two storey side extension, and single storey rear extension.

The Committee **RESOLVED** to propose no objection to the application.

(moved Cllr Wright; seconded Cllr Russell)

#### **105. Planning Comments**

Comments to be circulated in respect of application 20/2865/FUL.

#### **106. Decisions**

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

- 21/0113/FUL – 64 Primrose Way, Seaton** Construction of single storey side/rear extension – **APPROVED** – standard time limit.
- 20/2658/FUL – 45 Ash Grove, Seaton** Construction of two storey rear and side extensions - **APPROVED** – standard time limit.

The meeting closed at 5.59pm

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

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