



**Minutes of the Remote Planning Committee Meeting
on Monday 15th 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 1st March 2021

The Committee **RESOLVED** to agree the minutes of the meeting held on 1st 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

- a) **21/0113/FUL – 64 Primrose Way, Seaton** Construction of single storey side/rear extension – **APPROVED** – standard time limit.
- b) **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: _____

15th March 2021

