



Marshlands Centre, Harbour Road,
Seaton, Devon EX12 2LT
01297 21388
admin@seaton.gov.uk
www.seaton.gov.uk
Town Mayor: Cllr Dan Ledger
Town Clerk: Julia Mutlow

**Minutes of the Planning Committee
Meeting on Monday 4 October 2021**

Present:

- Chairman:** Cllr M Hartnell
- Councillors:** K Beer, M Macaskill, J Russell & D Wright
- Officers:** Planning Committee Clerk and Deputy Town Clerk
- Public:** Five members of the public were present

92. Apologies for absence

No apologies for absence were received.

93. Declarations of Interest

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

94. Minutes of the Planning Committee meeting held on Monday 20th September 2021

The Committee **RESOLVED** to agree the minutes of the meeting held on 20th September 2021.

(moved Cllr Wright; seconded Cllr Beer)

95. 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.

96. 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.

97. Public Question Time

Cllr Jack Rowland spoke on agenda item 7, planning application 21/1782/MFUL. He said he had emailed one of the directors of Lyme Bay Leisure, who were the applicants of this application, to ask a question and thought the reply he had received would be of some help to the Committee in their deliberations. He had asked whether Lyme Bay Leisure intended to sell the individual holiday homes to investors who would then let them out as holiday accommodation or would they retain ownership of the homes and manage the lettings for the entire site. Lyme Bay Leisure replied saying they were going to keep ownership of as many homes as possible, to which they would be available for a full 52 weeks of the year as holidays lets. But they would need to sell some to help with the construction costs. The owners could ask Lyme Bay Leisure to manage the lettings of these homes on their behalf.

Mr James Dukes spoke on agenda item 8, planning application 21/2064/FUL as the applicant. He said throughout the planning process with their architects they had engaged with their neighbours and received positive feedback. He said they were not increasing the footprint of the building but were reducing the overall mass. This would not only soften the appearance of the property but would improve their neighbours views of the hills and sea. Mr Dukes had worked closely with his architects and building contractors and was proposing a subtle and sympathetic design more in keeping with the actual streetscene.

Mr Peter Burrows spoke on agenda item 7, planning application 21/1782/MFUL. He said the previous application for Seaton Heights was approved after many years of discussion. The new plan covers the whole site with little amenity space and facilities compared to previous applications. The buildings proposed were of little architectural merit compared to previous applications. As the site has become more derelict over the years any application would make it look far better than it currently is, but this latest application would not be good for Seaton.

Applications for consideration:

98. 21/1782/MFUL	Lyme Bay Leisure Ltd	Seaton Heights, Harepath Hill, Seaton EX12 2TF Erection of No. 9 x 2-bed and No. 14 x 3-bed and 19 x 4 bed two storey detached holiday homes with associated parking and amenity space.
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Discussion took place around:

- Visibility when exiting the site. Traffic coming from the right have to come over the crest of a hill so traffic leaving the site do not get enough time to exit the

- development safely before a vehicle is upon them.
- Surface water run-off causes problems at the caravan site next to the application site when there has been a heavy fall of rain. Water courses down the hill which directly and adversely affects the site. The amount of ground covered in concrete on the application site will be higher than with previous applications and will therefore exacerbate this problem. No mention is made in the submitted documents of what measures are going to be taken to alleviate this issue.
 - Lack of amenities and facilities which local people could use and it will provide no benefits for Seaton.
 - The site has been derelict for over ten years and is in a dilapidated state. It would be good to see some development happen on the site.
 - This development will be an extension of the holiday home business and will be a self-contained site. It is the wrong plan for the site and an hotel there would be significantly better for Seaton.
 - Concerns over the occupancy of the holiday homes. The proposed 50 week occupancy of the units will potentially end up with them becoming second homes. A twenty eight day occupancy clause would be more suitable if it is going to be a self-catering complex.
 - A pedestrian crossing going across Seaton Down Hill was proposed with the last application. No mention is made of this with the current application and the crossing should be reinstated. No transport assessment has been submitted with the application.

Cllr Hartnell proposed objecting to the application. Whilst the town council supports the principle of tourist accommodation on this site the council objects to this application on the grounds of the proposed occupancy clause on the homes, lack of visibility exiting the access to the development on Seaton Down Hill, lack of details of how surface run-off water will be dealt with on the development and the lack of provision of an uncontrolled pedestrian crossing as proposed with the last approved planning application for the site.

Cllr Beer proposed an amendment to the motion that the Planning Committee had no objection to the application but listed the concerns the Committee had with it. The motion was moved by Cllr Beer and seconded by Cllr Russell. This amendment failed by two votes for the amendment and three votes against the amendment.

Cllr Hartnell's proposal to object to the application was carried by three votes. There was one vote against the motion and one abstention.

Therefore, it was **RESOLVED** to object to the application on the grounds of:

- The fifty day occupancy period. It felt that a twenty eight day occupancy clause would be more appropriate meaning there would be a good turnaround of occupants using the holiday homes.

- No provision had been made with this application for a pedestrian crossing from the site going across Seaton Down Hill. Provision for a crossing was made in the legal agreement for the last application which was given approval.
- Visibility of traffic coming from the right of the access into the development. This traffic has to come over the crest of a hill and traffic leaving the site do not get enough time to exit safely before a vehicle is upon them.
- Surface run-off water having an adverse effect on the caravan site next door to the development site. No mention is made in the submitted documents of what measures are going to be taken to alleviate this issue.

(moved Cllr Hartnell; seconded Cllr Macaskill)

99. 21/2482/FUL

J Dukes

**Flint House, Fremington Road,
Seaton EX12 2HX**

External alteration & remodelling of dwellinghouse with changes to external materials and fenestration. Creation of external terracing. Erection of replacement garage.

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

100. Planning Comments

Comments to be circulated in respect of application 21/1782/MFUL.

101. Decisions

To note planning decisions made by East Devon District Council:

- a) 20/2887/FUL – Land Adjacent Harepath Hill, Seaton** Proposed agricultural storage building and associated works, including new access (resubmission of planning application 19/1141/FUL) – **REFUSED**.
- b) 21/1260/LBC – Tower House, 8 Ryalls Court, Seaton** Alteration/refurbishment of windows and doors. Replacement of external door to internal courtyard. Replacement & repair of external render and masonry – **APPROVED** – with conditions.
- c) 20/0830/COU – Unit 5, Grattan House, 41 Fore Street, Seaton** Change of use from storage and distribution (use class B8) to a gym (use class E(d)) – **APPROVED** – with conditions.

The meeting closed at 6.15pm.



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Signed 

Dated 18/10/21