



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 18 October 2021**

**Present:**

**Chairman:** Cllr M Hartnell

**Councillors:** K Beer, D Ledger & D Wright

**Officers:** Planning Committee Clerk

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

**102. Apologies for absence**

Apologies for absence were received from Cllrs. Macaskill, Russell and Steven due to work commitments.

**103. Declarations of Interest**

Cllr Hartnell declared a personal interest as a Councillor with Devon County Council (DCC) and East Devon District Council (EDDC). He also declared a disclosable pecuniary interest (DPI) in respect of agenda item 8, application 20/2685/FUL Land Rear of 15 Townsend Road, Seaton EX12 2AY as one of the applicant's was Cllr Hartnell's' accountant. He would leave the meeting whilst the application was discussed and voted on. Cllr Ledger declared a personal interest as a Councillor and the Portfolio Holder for Strategic Planning with East Devon District Council (EDDC).

**104. Minutes of the Planning Committee meeting held on Monday 4<sup>th</sup> October 2021**

The Committee **RESOLVED** to agree the minutes of the meeting held on 4<sup>th</sup> October 2021  
(moved Cllr Wright; seconded Cllr Beer)

**105. 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.



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### 106. 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.

### 107. Public Question Time

Mrs Judith Sheddon spoke on agenda item 7, planning application 21/2499/RES as the applicant. Mr and Mrs Sheddon had met with their neighbours on Saturday and gone back to their architect who had provided them with new information. Mrs Sheddon said there would be no additional shading from the proposed bungalow to the neighbouring gardens in Lydgates Road during the summer and only marginally during the winter. The dwelling would be built based upon Passivhaus principles with high indoor air quality and thermal efficiency. The property had been designed to make the best use of the shape of the plot and its topography. A Green Sedum flat roof had been chosen to increase biodiversity and it had the lowest possible roof line. The design showed there would be no overlooking or loss of privacy to properties bordering the plot. The materials to be used in the construction of the bungalow would be selected to minimise the environmental impact of the home in their production and during the life cycle of the home. The applicants hoped that the proposed bungalow would be a positive addition to Macwood Drive and Seaton.

Mrs Sue Craker spoke on agenda item 7, planning application 21/2499/RES, stating she and her husband objected to it. Mr and Mrs Craker live at 1, Lydgates Road which is to the immediate north of the proposed bungalow. They knew the plot was likely to be developed, but could not support this application. To have what was in effect a twelve foot high wall right at the bottom of their garden to the south would completely change their enjoyment of the garden and bungalow. It was the only bungalow in the immediate area, all the other properties were two storey and could look down on the plot. This proposed dwelling would tower over their small garden and bungalow. They had spoken to the applicants and put forward three suggestions which would help their situation.

Mrs Brenda Openshaw who lives at 3, Lydgates Road supported Mr and Mrs Craker in their objections to the planning application for Land North of Macwood Drive. She thought she would not be affected as much as Mr and Mrs Craker as her garden was slightly longer but it would affect the light going into the garden and she had concerns regarding the application.

### Applications for consideration:

**108. 21/2499/RES      Mr & Mrs David Sheddon      Land North Of Macwood Drive,  
Seaton**



Details of layout, scale, landscaping and appearance of the building and the means of access thereto, pursuant to outline planning permission 18/1196/OUT (Outline application for two bedroom detached bungalow with off street parking space, and demolition of existing building)

Discussion took place around:

- This would overshadow and dominant the garden and amenity area of the neighbouring property.
- The distance between the rear wall of the proposed bungalow and the southern boundary of 1, Lydgates Road would only be 50cms. Even though this was just within the legal minimum requirement how would the wall be maintained going forward..
- Well-designed dwelling with excellent environmental credentials.
- It would be beneficial if the bungalow could be slopped, but could the green roof be kept on an angle.
- The drawings submitted for the Outline application showed a smaller footprint dwelling with a larger garden area surrounding it. The latest drawings submitted with this application showed the bungalow covering most of the plot with very little outside space and it would be built right up to the boundary with 1, Lydgates Road. Therefore, the proposed bungalow would be too big for what was a small awkward shaped plot.

The Committee applauded the applicants for the environmental credentials of the building, the use of materials proposed and the design of the bungalow. However, the Committee **RESOLVED** to object to the application on the grounds of:

- The size of the building compared to the size of the plot. Overdevelopment of the site.
- The height of the dwelling and the proximity of its rear wall in relation to the southern boundary of 1 Lydgates Road. The impact it would have on the occupiers of neighbouring properties.
- Increase in the footprint of the bungalow from 80 square metres on the approved plans for the Outline application to 100 square metres with the Reserved Matters application..

(moved Cllr Hartnell; seconded Cllr Wright)

Cllr Hartnell declared a Disclosable Pecuniary Interest in respect of the following application and left the meeting at 6.12pm.





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

**109. 20/2865/FUL      Townsend Park Ltd      Land Rear Of 15 Townsend Road,  
Seaton EX12 2AY**  
Amended plans for consultation.  
These amendments relate to  
revised house designs and updated  
Ecological Report.

The Committee noted the amended plans and **RESOLVED** to propose no objection to the application.

(moved Cllr Wright; seconded Cllr Beer)

Cllr Ledger abstained from voting on this application.

Cllr Hartnell returned to the meeting at 6.15pm.

**110. 21/2614/FUL      Mr Harry Marshall      45 Seaton Down Road, Seaton  
EX12 2SB**  
Creation of a driveway to provide  
off-street parking.

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

(moved Cllr Hartnell; seconded Cllr Beer)

**111. 21/0891/FUL      Mr Neil Wilkins      Hook & Parrot Inn, East Walk,  
Seaton EX12 2LN**  
Amended plans for consultation.  
These amendments relate to  
amendments to design including  
reduction in height and width of  
building.

The Committee noted the amended plans submitted and **RESOLVED** to propose no objection to the application.

(moved Cllr Beer; seconded Cllr Hartnell)

#### **112. Planning Comments**

Comments to be circulated in respect of application 21/2499/RES .

#### **113. Decisions**

To note planning decisions made by East Devon District Council:



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- a) **21/1101/FUL – Flat 2 Stanmore, 36 Beer Road, Seaton** Proposed loft conversion with front rooflight, rear dormer and single storey home office in garden – **APPROVED** – with conditions.
- b) **21/2064/FUL – 13 Elmfield Road, Seaton** Demolish existing garage, build new garage and rear single storey extension – **APPROVED** – with conditions.
- c) **21/2460/CPL – 10 Churston Rise, Seaton** Installation of rear dormer – **APPROVED** – CPL Approve Part 1

The meeting closed at 6.26pm.

Signed 

Dated 1/11/2021

