

**Minutes of the Planning Committee
Meeting on Monday 19 July 2021**

Present:

Chairman: Cllr M Hartnell

Councillors: D Ledger, M Macaskill, J Russell & D Wright

Officers: Planning Committee Clerk

59. Apologies for absence

There were no apologies for absence received.
Cllr Macaskill was absent.

60. Declarations of Interest

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

61. Minutes of the Planning Committee meeting held on Monday 5th July 2021

The Committee **RESOLVED** to agree the minutes of the meeting held on 5th July 2021.
(moved Cllr Wright; seconded Cllr Russell)

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. 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.

64. Public Question Time

No members of the public were present.

Applications for consideration:

65. 21/1764/VAR

Mr McLean

**11 Newlands Park, Seaton
EX12 2SF**

Variation of conditions No. 2
(Approved Plans) and No. 3
(Materials) of planning permission
ref: 21/0140/FUL to allow for an
amendment to the exterior
materials.

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

66. 21/1826/FUL

Mrs Alyson Hogg

**Bay View, Highcliffe Close,
Seaton EX12 2QA**

Rear & Front extensions, proposed
first floor addition and general re-
modelling of facades.

Discussion took place around:

- Most of the properties in Highcliffe Close are bungalows or chalet bungalows. None are two storeys high apart from Highclyffe Court which is an older building converted into flats.
- In the Design and Access Statement it says there are a variety of building forms and styles which they are comparing the proposed structure to but they are all in a different road and on much larger plots.
- The dwelling would be overbearing and out of keeping with the character of the streetscene in Highcliffe Close.
- Planning application approved in 2015 had a condition stating that no windows or other openings will be allowed in the east elevation to protect the privacy of adjoining neighbours. The extension granted permission in 2015 has been built with a window in the east elevation which has breached this condition. The Committee requested that the Enforcement Officer at East Devon District Council is asked to investigate this to see if a breach of condition has occurred.
- The proposed dwelling would block and have a negative impact on the neighbour's rights to enjoy natural daylight during the early evenings. There would be a negative impact on the neighbour's rights to privacy and therefore the development would adversely affect the amenity of occupiers of adjoining residential properties.
- Possibility of additional light pollution for the nocturnal environment.
- Concerns about limited parking facilities at the dwelling as there are already existing parking issues in Highcliffe Close mainly in front of the residential/holiday flat block and also the turning/access area in front of Gazebo.

- Concerns were raised that some trees have been pruned which have a Tree Protection Order on them without permission being sought from the district council.
- It appears that work has already started at Bay View. If this was for the application granted approval in 2015 the time to commence the work will have lapsed as the development permitted should have begun before the expiration of three years from the date of the granting of permission. This would have breached the conditions of the granting of approval of the 2015 planning application.

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

- Out of keeping with the character of the area as there are mainly bungalows and chalet bungalows in Highcliffe Close.
- Comparing the proposed development with similar developments in the surrounding area, but they are on a different main road, not a close, and are on much larger plots.
- Planning application approved in 2015 had a condition stating that no windows or other openings would be allowed in the east elevation. The extension has been built with a window in the east elevation breaching this condition. Would the Enforcement Officer at East Devon District Council investigate this to see if a breach of condition has occurred.
- The proposed dwelling would block and have a negative impact on the neighbour's rights to enjoy natural daylight during the early evenings. There would be a negative impact on the neighbour's rights to privacy and therefore the development would adversely affect the amenity of occupiers of adjoining residential properties.
- Possibility of additional light pollution for the nocturnal environment.
- Concerns about limited parking facilities at the dwelling as there are already existing parking issues in Highcliffe Close mainly in front of the residential/holiday flat block and also the turning/access area in front of Gazebo.
- Concerns were raised that some trees have been pruned which have a Tree Protection Order on them without permission being sought from the district council.
- It appears that work has already started at Bay View. If this was for the application granted approval in 2015 the time to commence the work will have lapsed as the development permitted should have begun before the expiration of three years from the date of the granting of permission. This would have breached the conditions of the granting of approval of the 2015 planning application.

(moved Cllr Hartnell; seconded Cllr Wright)

67. 21/1819/FUL

Mr S Flint

102 Scalwell Lane, Seaton
EX12 2ST

Renewal and upgrade of existing
front entrance to property.

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



(moved Cllr Hartnell; seconded Cllr Wright)

68. Planning Comments

Comments to be circulated in respect of application 21/1826/FUL.

69. Decisions

To note planning decisions made by East Devon District Council:

- a) **21/1404/FUL – Picton House, 72 Beer Road, Seaton** Hip to gable roof extension incorporating a new, South facing dormer. Additional refurbishment of external elements to include re-modelled second floor bay window, enlarged South facing balcony, replacement fenestrations, updated cladding and finishes palette – **APPROVED** – with conditions.
- b) **21/1485/FUL – Combecroft, 85 Beer Road, Seaton** Proposed single storey side extension, installation of dormer window and balcony doors to the rear to facilitate a loft conversion for habitable use, enlargement of first floor window on east elevation, and creation of extended raised patio area with glass balustrade - **APPROVED** – with conditions.

The meeting closed at 6.03pm.

Signed



Dated

6/9/21