



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 20 September 2021**

**Present:**

**Chairman:** Cllr M Hartnell

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

**Officers:** Planning Committee Clerk

**Public:** One member of the public was present

In the absence of the Chairman, Cllr M Hartnell, the committee **RESOLVED** that the Vice Chairman, Cllr D Wright took the chair and opened the meeting.

**80. Apologies for absence**

Apologies were received and accepted from Cllr Ledger.  
Cllr Macaskill was absent.

**81. Declarations of Interest**

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

**82. Minutes of the Planning Committee meeting held on Monday 6<sup>th</sup> September 2021**

The Committee **RESOLVED** to agree the minutes of the meeting held on 6<sup>th</sup> September 2021.  
(moved Cllr Beer; seconded Cllr Russell)

**83. 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.

**84. 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.

### 85. Public Question Time

Mr Charles Goodier spoke on agenda item 9, planning application 21/2394/FUL, stating he objected to the application. Mr Goodier said that the garage referred to in the planning application was opposite his main living room window and overlooks his patio and garden. These are the two most used living areas of his home. The proposal will have an adverse affect on his residential amenity by reason of noise, disturbance, overlooking, loss of privacy, overshadowing and will be overbearing.

Cllr M Hartnell, the Chairman, entered the meeting and took over the chair from the Vice Chairman, Cllr D Wright.

### Applications for consideration:

**86. 21/2262/FUL                      M Nevell                                      3 Foxglove Road, Seaton EX12 2UZ**  
Single storey outbuilding for use as a garden office.

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

**87. 21/2064/FUL                      Mr David Bishop                                      13 Elmfield Road, Seaton EX12 2EG**  
Demolish existing garage, build new garage and rear single storey extension.

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

**88. 21/2394/FUL                      Cindy Beadman                                      Panorama, Highcliffe Close, Seaton EX12 2QA**  
Conversion of existing garage building to form annexe.

Discussion took place around:

- The Planning Statement submitted with the application states that the conversion of the garage to form an annex is for when family come to stay. However, at what point does the annexe potentially become an additional dwelling which could then be rented out separately on a permanent basis.
- Concerns were raised that the annexe could become a holiday let. This could have a negative impact on neighbouring properties. There is limited parking available in Highcliffe Close and elsewhere in the vicinity. Access and parking would not be an



issue if the annexe was used just by family visiting. However, if the annexe were let out permanently as a holiday let or became a separate dwelling there would be issues concerning access and parking as there is little parking available nearby.

- The window to the east elevation of the proposed annexe will overlook the property opposite, Highclyffe Lodge, and will adversely affect the amenity of the occupiers of this property.

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

- Proposed layout of the annexe and positioning of the windows and doors which would adversely affect the amenity of the occupiers of Highclyffe Lodge.
- The possibility of a change of use of the annexe to a holiday let or a separate dwelling. This would cause issues with accessibility and parking in the close. If planning permission were granted the Planning Committee would like to see a condition attached preventing a change of use of the annexe to a holiday let or separate dwelling.
- The Committee asked that if planning permission were granted for this application they would like to see the layout plan changed so that the bathroom and kitchen were sited on the east elevation thus enabling a small obscured glazed window to serve the bathroom and kitchen which would prevent any overlooking issues and loss of privacy into Highclyffe Lodge.

(moved Cllr Hartnell; seconded Cllr Beer)

**89. 21/1693/TRE**

**Jude Scott**

**Tamarisk, 20 Seaton Down Close,  
Seaton EX12 2JB**

Oak trees (T1, T2), reducing tips 2-3m making cuts up to 75mm pulling limbs away from the property and alleviating tip weight giving 5m clearance from the garage.

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

## **90. Planning Comments**

Comments to be circulated in respect of application 21/2394/FUL.

## **91. Decisions**

To note planning decisions made by East Devon District Council:

- a) **21/1304/FUL – 1 Hillymead, Seaton** Replacement of existing terrace and erection of retaining wall to enlarge lawn – **APPROVED** – with conditions.



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b) **21/1473/FUL – 15 York Road, Seaton** Change of use from storage and distribution (Use Class B8) to dwellinghouse (Use Class C3) and associated building operations to create 1 x 1-bed house (retrospective) – **APPROVED** – with conditions.

c) **20/1920/TCA – 2 Parklands, Seaton** Remove 1 x Sycamore and replace with 1 x English Walnut – **APPROVED** – standard time limit.

The meeting closed at 6.01pm.

Signed 

Dated 4/10/21