

**Minutes of the Remote Planning Committee Meeting
on Wednesday 28th April 2021**

Present:

Chairman: Cllr M Hartnell

Councillors: K Beer, J Russell & D Wright

Public: One member of the public was present

Officers: Planning Committee Clerk

Note: All attendees accessed the meeting remotely and could be either seen and/or heard.

123. Apologies for absence

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

124. Declarations of Interest

Cllr Hartnell declared a personal interest as a Councillor with East Devon District Council (EDDC) and a personal interest in respect of application 21/0341/TRE as the applicant was East Devon District Council Streetscene. He also declared a disclosable pecuniary interest (DPI) in respect of application 20/2887/FUL, Land Adjacent Harepath Hill, Seaton EX12 2TF as the applicant was Cllr Hartnell's accountant. He would leave the meeting for the duration of the discussion of the application.

125. Minutes of the Planning Committee meeting held on Wednesday 7th April 2021

The Committee **RESOLVED** to agree the minutes of the meeting held on 7th April 2021.
(moved Cllr Beer; seconded Cllr Russell)

126. 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.

127. 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.

**128. Public Question Time (PQT)**

Mr Justin Werb spoke on agenda item 9, planning application 20/2887/FUL and said he was representing the Harepth Hill residents, and they were objecting to the application. Mr Werb stated that his property was the closest to the proposed application site. He said the large new building would not just be an agricultural building but would represent a new commercial industrial operation on his doorstep. Mr Werb said he was careful to choose a property to buy which was not near a business or a farm. Now to be threatened again with the possibility of smell, noise, fly and vermin nuisance was unfair and unacceptable. He said that as the proposed new farm building was extremely close to his property the smell of excrement, particularly during the summer, would be horrendous along with muck spreader stench, animal waste and diesel fumes. Bedroom windows could not be opened during the summer months and the family would not be able to enjoy their outdoor space. There was a farm a mile and a half away and when the wind was in the right direction one could smell the stench from it, so having this proposal just across the road would be horrendous. The proposed building needed to be allocated far away from residential properties.

Applications for consideration:**129. 21/0341/TRE****Mr Paul Johns
(EDDC Streetscene)****Land Adjacent to 27 Honey Ditches
Drive, Seaton**

Amended plans for consultation.
These amendments relate to change of proposal description to:
Reduce weight of limb growing to south over drive by thinning by 25%.
Reduce weight of limb growing to north west by thinning by 25%.
Reduce weight of limb to east over grass area by thinning by 25%.
Reason: to reduce weight of limbs to reduce risk of failure.

The Committee felt that the EDDC Arboricultural Officer should make the decision on the application as there was no detailed information online as to whether the works proposed were necessary due to health and safety issues.

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

130. 21/0649/FUL**Mr T Sidhu****Axe Valley Mini Travel/Sureware,
26 Harbour Road, Seaton EX12 2NA**

Demolition of existing retail store and Bus Garage and construction of residential apartment block containing 9 residential units together



with associated landscaped gardens
and private parking.

Discussion took place around:

- Where would the bus depot be relocated to? If the business were to close because it could not relocate it would have a considerable impact on the local economy with the potential for the loss of jobs and it provided bus services which were vitally important to many residents as it was their only means of travel within the local area.
- The Committee would like to see a boundary wall erected of a reasonable height on the southern boundary of the site which separates it from the Mariners Hotel before the first apartment is occupied to protect the privacy of the Mariners Hotel.
- Overlooking and privacy concerns of neighbouring properties on the eastern and southern boundaries of the site.

The Committee **RESOLVED** to propose no objection to the principle of development of the site. However, the following concerns were raised:

- Where would the bus depot relocate to and what the knock on effects would be if the business were to cease trading.
- The overlooking and privacy concerns of the occupiers of neighbouring properties on the eastern and southern boundaries .
- A boundary wall needs to be constructed between the site and the Mariners Hotel to protect the privacy of the hotel.

(moved Cllr Hartnell; seconded Cllr Beer)

Cllr Hartnell declared a Disclosable Pecuniary Interest in respect of the following application and left the meeting at 6.05pm.

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

131. 20/2887/FUL

Chris Hammett

**Land Adjacent Harepath Hill, Seaton
EX12 2TF**

Amended plans for consultation.
These amendments relate to updated agricultural appraisal and farm holding plan in relation to planning application for a proposed agricultural storage building and associated works, including new access (resubmission of planning application 19/1141/FUL).

Discussion took place around:

- The Committee had studied the amended plans submitted but felt nothing of significance had changed to overcome the Council's objection to the application and the comments submitted to East Devon District Council on 26 January 2021.



- No Waste Management Plan had been submitted with the application.
- The keeping of lambs should be in sight and sound of the farmhouse.
- Some improvements had been made to the access to the site, but not enough to overcome an objection to the application on highway grounds.

The Committee **RESOLVED** to object to the application on the same grounds as those submitted to East Devon District Council on 26 January 2021 as it did not meet the criteria of the strategies and policies listed below of the East Devon Local Plan 2013 – 2031:

- Strategy 7 - Development in the Countryside of the East Devon Local Plan 2013-2031.
- Strategy 46 - Landscape Conservation and Enhancement and AONB's of the East Devon Local Plan 2013-2031.
- Policy D1 - Design and Local Distinctiveness of the East Devon Local Plan 2013-2031.
- Policy D7 - Agricultural Buildings and Development of the East Devon Local Plan 2013-2031.
- Policy TC4 - Footpaths, Bridleways and Cycleways Policy of the East Devon Local Plan 2013-2031.
- Policy TC7 - Adequacy of Road Network and Site Access of the East Devon Local Plan 2013-2031.

(moved Cllr Beer; seconded Cllr Wright)

Cllr Hartnell returned to the meeting at 6.09pm.

132. 21/0957/TRE

Mr Michael Stanford

27 Eyewell Green, Seaton EX12 2BN

T1: Ash, fell Reason: The tree is dying from ash dieback.

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

133. 21/0993/FUL

Mr S Hawkins

9 Wychall Park, Seaton EX12 2EW

Construction of single storey extension and porch.

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

134. 21/1046/FUL

Mr S Taylor

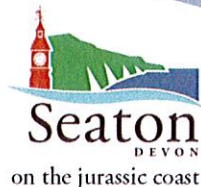
5 Armada Close, Seaton EX12 2UT

Single storey front extension.

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

135. Planning Comments

Comments to be circulated in respect of application 20/2887/FUL.



136. Decisions

The Committee noted the planning decisions made by East Devon District Council:

- a) **21/0678/FUL – 29 Eyewell Green, Seaton** Construction of two storey side extension, and single storey rear extension - **APPROVED** – with conditions.
- b) **21/0021/FUL – 11 Everest Drive Green, Seaton** Construction of a two storey side extension to form an annex to replace existing garage - **APPROVED** – with conditions.
- c) **21/1021/CPL – 11 Turnstone Avenue, Seaton** Certificate of lawfulness for the conversion of garage to habitable space – **APPROVED**.
- d) **21/0789/FUL – 13 Elizabeth Road, Seaton** Proposed single storey rear extension - **APPROVED** – with conditions.

The meeting closed at 6.12pm.

Chairman:

Date:

4/5/2021