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**Minutes of the Remote Planning Committee Meeting  
on Tuesday 4<sup>th</sup> May 2021**

**Present:**

**Chairman:** Cllr M Hartnell

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

**Officers:** Planning Committee Clerk

**Public:** Two members of the public were present.

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

**1. Apologies for absence**

There were no apologies for absence received.

**2. Declarations of Interest**

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

**3. Minutes of the Planning Committee meeting held on Wednesday 28<sup>th</sup> April 2021**

The Committee **RESOLVED** to agree the minutes of the meeting held on 28<sup>th</sup> April 2021. (moved Cllr Beer; seconded Cllr Wright)

**4. 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.

**5. 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.

## 6. Public Question Time

Mr Bernard Hanson spoke on agenda item 9, planning application 21/1101/FUL, stating he objected to the application. Mr Hanson said in terms of the loft conversion the juliet balcony, which is six feet wide and six feet high, gives a significant overview of his garden and the rest of Beer Road up to the crossroads with Marlpit Lane as well as properties in Ryalls Court and Havenview Road. In the Design and Access Statement submitted with the application it states there are no changes to the existing parking and access arrangements. There is no parking available at 36 Beer Road and the applicants do not have access to the side or rear of the property. Mr Hanson said Mr & Mrs Beckett do not live permanently at 36 Beer Road. The proposed home office in the garden is quite a large building and the applicants work from their home in Bath. Therefore, this building is unnecessary and the application submitted for it should be for a B1 Business use in planning terms.

Mr Paul Foster spoke on agenda item 7, planning application 21/0891/FUL, stating he objected to the application. Mr Foster lives next door to the application site and agreed that something needed to be done to the site, however, he felt the height of the proposed building was too high. Where he lived Mr Foster felt he would be squeezed in by the size of the new building and possibly lose a view from his side windows and would only see a big black wall from these windows if the building was built to the proposed height. He would like the people who live in this area to be considered a little more and requested that the building was put back to the build line. Mr Foster said he would like to see the first ten car parking places on the seafront between the roundabout and opposite the Gallery registered as residents parking, perhaps just for the summer months, as parking for residents was an issue in this area and was likely to get worse once the restaurant/bar opened. This would be way of a little compensation for all the disturbance residents would have to put up with whilst the building was being constructed.

### Applications for consideration:

- |                       |                         |  |
|-----------------------|-------------------------|--|
| <b>7. 21/0891/FUL</b> | <b>Mr Steven Porter</b> | <b>Hook &amp; Parrot Inn, East Walk,<br/>Seaton EX12 2LN</b><br>Demolition of existing public house<br>and 3 residential apartments and<br>construction of replacement<br>bar/restaurant and 9 apartments. |
|-----------------------|-------------------------|--|

Discussion took place around:

- The proposed height and colours of the building. Members thought the colours of the materials proposed were rather dark and they would like to see lighter colours used. This would soften the image and make the building appear less tall.
- No vehicle should have to reverse on to the highway from the car parking facility at the rear of the building. Members would like clarification on what measures will be taken to ensure vehicles can safely enter and exit the car parking area.

- In line with the Town Councils Environment Policy the Planning Committee would like to see more information with regards to the environmental credentials of the building and the apartments.
- Clarification on the hours of business of the bar/restaurant and the impact that will have on the neighbouring residential properties and apartments.
- Confirmation that the balconies on the southern elevation do not encroach across the building line. This could be checked by the Officers at the district council.
- On the plans submitted with the application it shows that in Units 1, 2, 5, 4 & 8 Bedroom 2 does not appear to have any obvious means of escape or natural light coming into them. Members would like this clarified and any amendments made to the plans if necessary.

The Committee **RESOLVED** to propose no objection to the principle of development of site and supported the application. However, the committee wanted the points above taken into consideration by the district council when deciding on the application.  
(moved Cllr Hartnell; seconded Cllr Beer)

8. 21/0830/COU

Ms Amanda Gowler

**Unit 5, Grattan House,  
41 Fore Street, Seaton  
EX12 2AD**

Change of use from storage and distribution (use class B2) to a gym (use class E(a))

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

9. 21/1101/FUL

Mrs Jo Beckett

**Flat 2 Stanmore, 36 Beer  
Road, Seaton EX12 2PG**

Conversion of roof space to habitable use to include a rear dormer with Juliet balcony, front dormer and gable end window single storey outbuilding to rear for use as 2 x offices and a den.

Discussion took place around:

- It was thought that the home office in the garden should have a Change of Use planning application submitted for it as it will be primarily used as an office and therefore an application for a B1 Business use should have been submitted which

would cover the proposed use of the home office. Therefore, two separate planning applications should have been submitted for this proposal.

- Concerns were expressed about overlooking into neighbouring gardens from the Juliet balcony proposed in the loft conversion to the rear of the property. This should be removed and replaced with a dormer window to prevent any overlooking issues.

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

- The home office should have a Change of Use planning application submitted for a B1 Business use as it appears that more than just one room is going to be used for business purposes.
- Does not comply to Policy D1-Design and Local Distinctiveness of the East Devon Local Plan 2013-2031 which states that proposals should not adversely affect the amenity of occupiers of adjoining residential properties.

(moved Cllr Macaskill; seconded Cllr Russell)

## 10. Planning Comments

Comments to be circulated in respect of applications 21/0891/FUL and 21/1101/FUL

## 11. Decisions

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

- 21/0855/FUL – 34 Seaton Down Road, Seaton** Proposed raised decking to front elevation - **APPROVED** – with conditions.
- 21/2826/FUL – Car Park Adjacent To Jubilee Mews, Seaton** Installation of 2 no. 5m poles supporting CCTV & security lights (retrospective application) - **APPROVED** – with conditions.

The meeting closed at 6.26pm.

Signed  \_\_\_\_\_

Dated 7/6/2021