

**Minutes of the Planning Committee
Meeting on Monday 7 June 2021**

Present:

Chairman: Cllr M Hartnell

Councillors: K Beer, J Russell & D Wright

Officers: Planning Committee Clerk

Public: Three members of the public were present

12. Election of Chairman for the Municipal Year 2021/2022

The Committee unanimously **ELECTED** Cllr Marcus Hartnell as Chairman of the Planning Committee for the forthcoming municipal year.
(moved Cllr Wright, seconded Cllr Russell)

13. Election of Vice Chairman for the Municipal Year 2021/2022

The Committee unanimously **ELECTED** Cllr David Wright as Vice Chairman of the Planning Committee for the forthcoming municipal year.
(moved Cllr Beer, seconded Cllr Russell).

14. Apologies for absence

There were no apologies for absence received.
Cllr Ledger and Cllr Macaskill were absent.

15. Declarations of Interest

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

Cllr Hartnell declared a disclosable pecuniary interest (DPI) in respect of application 21/1431/FUL, Bridleways, Holyford Lane, Colyford, Colyton EX24 6HW as the applicant was Cllr Hartnell's accountant. He would not take part in the debate or vote on this application.

16. Minutes of the Planning Committee meeting held on Tuesday 4th May 2021

The Committee **RESOLVED** to agree the minutes of the meeting held on 4th May 2021.
(moved Cllr Beer; seconded Cllr Wright)



17. 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.

18. 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.

19. Public Question Time

Mr Colin Roberts spoke on agenda item 9, planning application 21/1124/PD20A, stating he objected to the application. Mr Roberts said the application submitted for Kings Court was not suitable. It was a retirement block in all but name and should be exempt from this situation. On the top floor there were elderly residents who were frail and very angry and stressed over the application. These residents would have to live directly under a building site if this application were approved. There would be noise, vibration and dust from the building works with sheeting down the sides. A lot more scrutiny was needed before this application was approved and the work went ahead.

On the ground and first floor the residents were mainly couples in their 70's and 80's. They would also have to tolerate the noise, dust and vibration along with the erected scaffolding which would be required. Residents would have to accept all this just for five new apartments without any extra car parking spaces provided. All residents had their own allocated parking space so any cars without a space would have to park at the nearest car park or on the seafront. There was a programme on 1 June on Radio 4 about similar developments in general blocks of flats and the consequences which residents had to endure such as burst pipes, poor workmanship and the value of the flats decreasing because of the work done.

This proposal was not fit for purpose and had only come about since the planning order was amended and updated. None of the residents were happy about the application and wanted the Town Council to support them in their objections to the application.

Cllr Russell wished it to be minuted that he agreed with the last speaker that how dare the applicant change the value of somebody's investment on their flat.

Applications for consideration:

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|--------------------------|--------------------------|---|
| 20. 21/1124/PD20A | Mr David Truslove | Kings Court, Harbour Road,
Seaton
Prior approval of construction of additional top floor providing 5no. dwellings (Resubmission 20/2874/PD20A). |
|--------------------------|--------------------------|---|

Discussion took place around:

- The proposed development would be overbearing in terms of the height and would dominant the surrounding area.
- The planning officer, in their delegated report for the last application, considered Kings Court to be a detached building as it was constructed at a later date to the adjoining Victorian villas and they each had their own separate but adjoining walls. Members struggled with this definition and wanted this included in the Town Council's comments on the application to the district council.
- The proposed development would be a visual unsightly intrusion on the surrounding area.
- No mention was made in the application about how the applicant intended to address the environmental impact of this application. The solar panels in the last application had to be removed, but no other environmental initiatives had been included in this application.
- Residents had mentioned in their letters of objection problems with the drainage, waste and sewage infrastructure of the building. Members asked that South West Water were consulted on the application.
- The outdoor amenity space had been lost to accommodate a bicycle store which would be largely irrelevant to the age range of residents.

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

- The apartment block would be overbearing and dominant in the surrounding area due to its increased height.
- The apartment block was not detached as there was a party wall with an adjoining property in Harbour Road.
- The proposed development would be a visual unsightly intrusion on the surrounding area.
- No mention in the application of any environmental measures the applicant intended to include to address the environmental impact of the development.
- As residents stated in their letters of objection there were problems with the drainage, waste and sewage infrastructure of the apartment block. Members asked that South West Water be consulted on the application.

- Loss of the outdoor amenity space to provide a bicycle store which would be largely irrelevant to the age range of residents.

(moved Cllr Hartnell; seconded Cllr Wright)

21. 21/1259/FUL

Dominic Makemson

**Tower House, 8 Ryalls Court,
Seaton EX12 2HJ**

Demolition of existing single storey extension, erection of new two storey extension, minor internal remodelling and essential maintenance work to windows and doors, external render and masonry on the existing property.

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

22. 21/1260/LBC

Dominic Makemson

**Tower House, 8 Ryalls Court,
Seaton EX12 2HJ**

Demolition of existing single storey extension, erection of new two storey extension, minor internal remodelling and essential maintenance work to windows and doors, external render and masonry on the existing property.

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

23. 21/1404/FUL

Mr & Mrs M Waters

**Picton House, 72 Beer Road,
Seaton EX12 2PR**

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.

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

(moved Cllr Beer; seconded Cllr Hartnell)

The Vice Chairman, Cllr Wright, took the chair for the following application.

**24. 21/1431/FUL Mr Chris Hammett Bridleways, Holyford Lane,
Colyford, Colyton EX24 6HW**
Landscaping and terrace.

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

Cllr Hartnell returned to chair the meeting.

**25. 21/1208/FUL Mr Chris I Hill 5 Barnards Hill Lane, Seaton
EX12 2EP**
Retrospective single storey front
extension.

Discussion took place around:

- The application form stated modern cladding to be applied to the exterior to finish, graphic in colour. Was that meant to be graphite in colour? The Committee wanted clarity on this from the district council. The Committee wanted to see a lighter colour or white used for the cladding so as to blend in with the streetscene.

The Committee **RESOLVED** to propose no objection in principle to the application. However, they made the following observations which they wanted clarification on by the district council:

- Was the proposed colour of the cladding graphic, as stated on the application form, or was that an error and the colour was graphite? The Committee would like to see a lighter colour or white used for the cladding to blend in with the streetscene.

(moved Cllr Wright; seconded Cllr Beer)

26. Planning Comments

Comments to be circulated in respect of application 21/1124/PD20A.

27. To note and ratify comments submitted to East Devon District Council for planning application 21/1214/FUL - 17 Ryalls Court, Seaton EX12 2HJ

The Committee noted and ratified the comments submitted to East Devon District Council for this application.

28. Colyton Neighbourhood Plan

To discuss and agree a response to the Colyton Neighbourhood Plan. The Colyton Neighbourhood Plan can be viewed at:

<https://eastdevon.gov.uk/planning/planning-policy/neighbourhood-and-community-plans/neighbourhood-plans/neighbourhood-plans-being-produced-in-east-devon/colyton/#article-content>

The Committee noted the Colyton Neighbourhood Plan but did not want to submit a response to the district council.

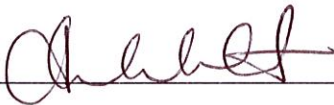
29. Decisions

To note planning decisions made by East Devon District Council:

- a) **21/1086/CPL – Field Adjacent 109 Beer Road, Seaton** Certificate of Lawfulness for construction of 2m closed boarded fence along northern boundary of field with gate at existing access point. Certificate of Lawfulness for construction of 2m closed boarded fence along northern boundary of field with gate at existing access point – **CPL APPROVED Part 2** – no consultations requested for this application.
- b) **21/0083/VAR – 4 Court Lane, Seaton** Variation of condition 3 of reserved matter consent 19/0890/RES to facilitate changes to the appearance - **APPROVED** – with conditions.
- c) **21/0833/FUL – Mariners Hotel, East Walk, Seaton** Replacement of 2no. windows with doors in south elevation - **APPROVED** – with conditions.
- d) **21/0341/TRE – Land Adjacent To 27 Honey Ditches Drive, Seaton** 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 - **APPROVED** – with conditions.
- e) **21/0710/FUL – Brambledale, Westwood Way, Seaton** Construction of two storey rear extension, side, front dormer windows (revision of 18/1240/FUL) - **APPROVED** – with conditions.
- f) **21/0737/TRE – 5 Riverdale Orchard, Seaton** T1, Ash : removal of limb with fungal fruiting body present. Removal of deadwood from throughout the crown - **APPROVED** – with conditions.
- g) **20/2104/FUL – 31 Poplar Tree Drive, Seaton** Construction of two storey side extension, two storey front extension and rear gable dormer window including balcony. Insertion of first floor side window and provision of cladding - **APPROVED** – with conditions.

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- h) **21/1046/FUL – 5 Armada Close, Seaton** Single storey front extension - **APPROVED** – standard time limit.
 - i) **21/0993/FUL – 9 Wychall Park, Seaton** Construction of single storey extension and porch - **APPROVED** – standard time limit.
 - j) **21/0801/FUL – 1 Jubilee Cottages, Fore Street, Seaton** Demolition of existing conservatory, construction of new single storey rear extension; addition of weatherboard cladding to parts of existing cottage - **APPROVED** – with conditions.
 - k) **21/0644/TRE – Lime Tree Cottage, Fremington Road, Seaton** 4 x Lime trees, re-pollard to previous pollard points to maintain cyclical management of pollarded trees within a highway setting - **APPROVED** – with conditions.
 - l) **21/1021/CPL – 11 Turnstone Avenue, Seaton** Certificate of lawfulness for the conversion of garage to habitable space - **CPL APPROVED Part 1** – no consultations requested for this application.

The meeting closed at 6.38pm.

Signed 

Dated 21/6/21

