

**Minutes of the Planning Committee
Meeting on Monday 3rd April 2023**

Present:

Chairman: Cllr P Burrows

Councillors: K Beer, M Hartnell & J Russell

Officers: Town Clerk

Public: Two members of the public were present

In the absence of the Chairman, Cllr P Burrows, the committee **RESOLVED** that Cllr M Hartnell took the chair and opened the meeting.
(moved Cllr Beer; seconded Cllr Russell)

169. Apologies for absence

Apologies for absence were received and accepted from Cllr Singh and Cllr Wright.
Cllr Macaskill was absent.

170. Declarations of Interest

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

171. Minutes of the Planning Committee meeting held on Monday 20th March 2023

The Committee **RESOLVED** to agree the minutes of the meeting held on 20th March 2023.
(moved Cllr Beer; seconded Cllr Russell)

Cllr P Burrows, the Chairman, entered the meeting and took over the chair from Cllr M Hartnell.

172. 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.

173. 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.

174. Public Question Time

Two members of the public spoke on planning application 23/0595/FUL – Land North of Driftwood Close, Seaton and raised the following points:

- Land was originally walled gardens for Brockwell and Stanhope House which are three storey Victorian town houses of architectural importance. The garden was portioned off by a previous owner and has remained in their possession.
- The application site is within the Conservation Area of Seaton. It provides a natural habitat for wildlife. The established trees provide a wonderful environment for birds. These trees are to be removed if development is allowed on this site. Other wildlife has also been observed on the site including a badger whose visits have been recorded along with hedgehogs and bats.
- Development will have a significant impact on properties abutting the site impacting on the privacy of residents of these properties.
- Construction has started on the thirteen dwellings given planning approval. Continuing to build on this site is overdevelopment which will affect the Conservation Area.
- The site currently provides an important natural barrier between the properties in Driftwood Close and those on Fore Street.
- Concerns over the access of additional traffic onto The Underfleet.
- Properties in Fore Street that abut the application site are of architectural importance. The thirteen properties built on Driftwood Close were not linked to properties of architectural importance. This includes the wall that has recently been knocked through for access to the site from Driftwood Close.

175. Amendment in the order of business

Cllr Beer proposed and the Planning Committee agreed to suspend Standing Orders so that agenda item 10 to be considered next.
(moved Cllr Beer; seconded Cllr Hartnell)

Applications for consideration:

176. 23/0595/FUL

Mr Slade

**Land North Of Driftwood Close,
Seaton**

Development of two detached two storey dwellings and garages



including access and landscaping.

Discussion took place around:

- Overdevelopment of the site as it is far too small to accommodate two detached houses. It will not offer the best of living standards to any occupiers of the properties.
- The proposed houses will have very small gardens to the side of the properties as the space between the houses and the boundary line to the properties in Fore Street is extremely narrow.
- Adverse effect of the development on the amenities of occupiers of adjoining residential properties.
- Concerns over the access of the development onto a tight bend on The Underfleet.
- The site lies partly within the Conservation Area of Seaton and the proposed development does not respect the characteristics and special qualities of the Conservation Area.
- Request that the Tree Officer visits the site and makes an assessment of any trees on the site and also trees in gardens that abut the site and maybe affected by any development on the site.

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

- Overdevelopment of the site as it is far too small to accommodate two detached two storey houses.
- Adverse effect of the proposal on the amenities of residents of neighbouring properties
- Effect of the development on the Conservation Area of Seaton.
- Concerns over access of the development onto The Underfleet.
- Affect the development will have on wildlife which has been recorded visiting the site and surrounding gardens.
- Request that the Tree Officer visits the site to assess trees on the site and in gardens bordering the site which may be affected by the proposed development.

(moved Cllr Beer; seconded Cllr Hartnell)

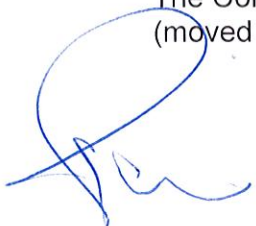
177. 22/2518/FUL

Mr Trent Hallas

**Flat 9, Great Tattenhams, Seaton
Down Hill, Seaton EX12 2TH**

Proposed formation of balcony
above flat roof, alterations to
windows, installation of shed and
retention of existing garden studio.

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



178. 23/0489/TRE

Mrs Newcombe

9 Garrett Close, Seaton EX12 2FE

T1: Sycamore - fell. Infected with sooty bark disease. T2: Sycamore – fell. Kretzshmaria in cavity at base. T3: Sycamore - fell. Dying back due to sooty bark disease.

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

179. 23/0578/VAR

Mr & Mrs Adkin

Willoughby House, Fore Street, Seaton EX12 2AD

Variation of condition no. 2 (approved planning permission 22/0653/FUL Change of use from Office (use class E)(i) and alterations of Willoughby House to create 2no. dwellinghouses (use class C3). Erection of 3no. dwellinghouses with integral garages, plus formation and layout of internal access road and parking). Creation of pedestrian access to Underfleet including construction of steps.) Condition changed to reference drawings).

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

180. 23/0626/TRE

Denise Janman

11 Honey Ditches Drive, Seaton Seaton EX12 2NU

T1: Himalayan cedar, prune 2 - 3m off the lower branch ends to a height of approximately 5m to include the branch ends that are over the property roof ; prune the lower limbs that are close to the street lamppost taking back by approx. 1m - 1.5m; ensuring that the pruning is targeted and sympathetic to the shape and health of the tree.



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

- 181. 23/0631/FUL Ms J Down 3 Rowan Drive, Seaton EX12 2UH**
The erection of a single storey rear extension, internal alteration works and the installation of permeable paving to front amenity area.

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

182. Planning Comments

Comments to be circulated in respect of application 23/0595/FUL.

183. Tree Preservation Orders

To note Tree Preservation Order confirmed by East Devon District Council:

a) 23/0012/TPO – Land at 138 Harepath Road, Seaton EX12 2BU

A Tree Preservation Order (TPO) has been made in respect of Land at 138 Harepath Road, Seaton EX12 2BU for Beech Tree in rear garden.

184. Decisions

To note planning decisions made by East Devon District Council:

a) 21/2219/VAR – Tesco Stores Ltd, Swan Road, Seaton Variation of condition 17

(operating hours) of planning permission 09/0019/MFUL (Erection of retail store (5,996 sq m gross) with petrol filling station, other retail units (633 sq m gross) with assorted car parking, pedestrian and vehicular and vehicular access and landscaping) to allow store servicing, deliveries and associated activities from 5am (instead of 7am) Monday to Saturday – **APPROVED** with conditions.

b) 22/2229/FUL – Beachcroft, Burrow Road, Seaton Conversion of attached garage to habitable use – **APPROVED** with conditions.

The meeting closed at 6.14pm.

Signed _____

Dated _____

