

**Minutes of the Planning Committee
Meeting on Monday 5 September 2022**

Present:

Chairman: Cllr D Wright

Councillors: P Burrows, M Hartnell, M Macaskill, J Russell & A Singh

Officers: Town Clerk

Public: Forty one members of the public were present.

73. Apologies for absence

Apologies for absence were received and accepted from Cllr. Beer.

74. Declarations of Interest

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

75. Minutes of the Planning Committee meeting held on Monday 22nd August 2022

The Committee **RESOLVED** to agree the minutes of the meeting held on 22nd August 2022.

(moved Cllr Burrows; seconded Cllr Singh)

76. 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.

77. 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.

78. Public Question Time



Nine members of the public spoke on planning application 22/1457/MOUT - Land at Whitecross Farm and raised the following points:

- Highway safety. Access to the proposed site is very poor and dangerous and it crosses the new cycle path. Colyford Road is a narrow windy road and could not cope with substantial amounts of extra traffic. Public transport to the site is infrequent.
- East Devon District Council have been told they should no longer grant planning permission for any development which will increase the discharge of phosphates into the River Axe. A considerable proportion of phosphates come from residential uses This is having a detrimental impact on wildlife within the River. Developments should not be permitted unless they can mitigate the phosphate discharge from the development.
- Impact of the proposed development on the ecology, flora, fauna and environment of Seaton Wetlands and surrounding area.
- Outside Built-Up Area Boundary of Seaton.
- Impact of the development on the amenities of residents of neighbouring properties.
- Prevalence of flood risk within the area of the proposed development and surrounding area along with the risk from surface ground water outside of the acknowledged flood risk zones, but within the proposed development site.
- No elevation drawings submitted showing height of buildings along with materials to be used which could affect the amenities of nearby residents.
- Initial application showed a day spa facility but this application is for a day spa with accommodation pods. These facilities are only for visitors to the spa and not for anyone wanting accommodation in the town. It will not benefit the economy or viability of the town or its businesses.
- Development site is within the Beer Quarry Caves Special Area of Conservation. It is a foraging area for several types of bats, some of which are extremely rare.
- Recognised Consultation Zone for Great Crested Newts which extends from Sidmouth to Lyme Regis and north to Axminster.
- Change of use of land from agriculture to commercial.
- Full archaeological survey needs to be conducted of any remains of the ancient salt works which were located at the north of the site.
- The proposed site is wrong for this development as it abuts the Seaton Wetlands Nature Reserve and will harm the ecology, environment, flora and fauna of the surrounding area.

79. Amendment in the order of business

Cllr Wright proposed and the Planning Committee agreed to suspend Standing Orders so that agenda item 11 to be considered next.

(moved Cllr Wright; seconded Cllr Burrows)

Applications for consideration:

80. 22/1457/MOUT

Fiona Gardner

**Land At Whitecross Farm,
Colyford Road, Seaton**

Amended plans for consultation.

These amendments relate to application changed to a major – 22/1457/MOUT and proposal description changed to:

Outline application with all matters reserved for spa facility (to include spa facility/activity buildings, associated outdoor recreation areas; a bar/restaurant/shop), accommodation, alterations to existing access and erection of farm buildings (relocated within site).

Discussion took place around:

- There are strategies and policies in the current Local Plan which would support this application, particularly relating to tourism.
- The list of reasons why this application would not benefit the town and surrounding area outweigh the reasons to support the application.
- Impact of the application on the environment and the visual impact on neighbouring properties.
- The proposed pool/restaurant is a two storey building with first floor terrace which is south facing. This will have a severe impact on neighbouring properties, particularly those in The Saltings.
- Confusion as the application form states the spa facility is for day visitors, but plans show accommodation pods in two areas of the site.
- Lack of information concerning the risk of flooding on the site and what remedial measures will be put in place to alleviate this risk.
- The significant impact it will have on the ecology and environment of Seaton Wetlands.
- The proposed site for the spa is wrong as there are brownfield sites that could accommodate the development without the risk of flooding and the harm caused to Seaton Wetlands.

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

- The impact of the development on the ecology and environment of Seaton Wetlands.



- The impact of the development on the amenities of residents of neighbouring properties, particularly those in The Saltings.
- Insufficient detail submitted relating to the impact the development will have on the ecology and environment of the area.
- Is the spa facility just for day visitors as stated on the application form and if so why are there accommodation pods shown on the plans?
- Lack of information concerning the risk of flooding on the site and what remedial measures will be put in place to alleviate this risk.
- Outside the Built-Up Area Boundary of Seaton.

(moved Cllr Burrows; seconded Cllr Hartnell)

**81. 22/1779/TRE Mrs Linda Morris 30 Ryalls Court, Seaton, EX12
2HJ**
G1, G3, G4, G5 Limes: to be
pollarded to previous pollard points
in order to maintain vigour and
health.

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

**82. 22/1841/CPE Ms Yvonne Green 8 Seafield Road, Seaton, EX12
2QS**
Certificate of existing lawfulness to
demonstrate that the property has
been used as a residential
dwelling.

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

**83. 22/1879/FUL Mrs A Hirons 10 Meadow Road, Seaton EX12
2AS**
Single storey front extension, new
roof over bay window and
demolition of existing front porch.

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

**84. 22/1878/FUL Gemma Lewis 22 Eyewell Green, Seaton EX12
2BW**

Proposed single storey rear extension.

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

85. 22/1846/FUL

Dack

Land Off Gosling Walk, Harepath Road, Seaton EX12 2SX

Construction of 4 no. dwellings.

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

86. Planning Comments

Comments to be circulated in respect of application 22/1457/MOUT.

The meeting closed at 6.32pm.

Signed _____

Dated _____

