



Marshlands Centre, Harbour Road
Seaton, Devon EX12 2LT
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Town Mayor: Cllr Amrik Singh
Town Clerk: Julia Mutlow

**Minutes of the Planning Committee
Meeting on Monday 22 August 2022**

Present:

Chairman: Cllr D Wright

Councillors: K Beer, P Burrows, M Hartnell & A Singh

Officers: Town Clerk

Public: Thirty nine members of the public were present.

62. Apologies for absence

Apologies for absence were received and accepted from Cllr. Macaskill and Cllr. Russell.

63. Declarations of Interest

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

64. Minutes of the Planning Committee meeting held on Monday 18th July 2022

The Committee **RESOLVED** to agree the minutes of the meeting held on ~~18th July~~ ^{22nd August} 2022.

(moved Cllr Beer; seconded Cllr Burrows)

65. 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.

66. 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.

67. Public Question Time

Two members of the public spoke on planning application 22/1635/FUL – Former Co-op Store and raised the following points:

- the stone wall around the application site is not to be disturbed
- two mature trees on the site to remain and not taken down
- the new warehouse building, which can be viewed in its entirety from Jubilee Lodge, is painted grey, not white, so it blends in with the stone wall
- the proposed wall signs are not illuminated
- a properly marked pedestrian right of way be allowed to cross the car park whilst construction works are in progress and when the store opens allowances to be made for the use of disabled trollies and small mobility scooters to continue to cross the car park as it looks from the plans submitted that some of the space will be allocated for parking
- the restrictions on the car park appear to have been lifted meaning that if you want to use the car park you need to get there by about 8am. There appears to be a policy in place that people are allowed to park for ninety minutes and if they stay longer there is a vehicle registration check in place and penalty notices are being issued. Could the Council please encourage the owners of the car park to make sure that cars are only allowed to park for ninety minutes so that people wishing to visit the town can use the car park.
- pleased to note that both the Environment Agency and Environmental Health have not raised any objections to the application and the plans look very comprehensive

Seven people spoke on planning application 22/1457/OUT - Land at Whitecross Farm and raised the following points:

- with the emerging new East Devon Local Plan will Councillors be looking to validate their decision to object or support the application using the current Local Plan and Seaton Town Design Statement
- flooding in the area for the proposed spa can be devastating and very quick when it occurs. One of the main concerns the Council should consider in its response is that DEFRA have stated yet again, after the recent spate of flooding, that it would be extremely unwise to build on or near existing floodplains or to disturb existing water tables
- the Wetlands has been developed as a wildlife and environmental sanctuary for the benefit of residents and visitors. The proposed spa would be in close proximity to the Wetlands and would have a negative effect on them. The environmental footprint would change completely and may not be in keeping with the Councils adopted Environment Policy
- the site for the proposed spa has up until very recently been used as a site to drop manure. The application states the ground is not contaminated which is

untrue. A large sewage pipe goes right through the middle of the site down to Seaton Sewage Works and has encountered problems due to blockages. This is an unsuitable site for the proposed development

- access to the site is poor and the proposed extension to the cycle path going through the Wetlands means that any access to the proposed development will have to cross the cycle path at some point, This will cause a hazard to any cyclist using the path
- the application site is in the Local Plan for development. If this current application does not get approved the land will then become available for housing. If the application is approved it would provide much needed employment which would be more beneficial to the town than more housing.
- the impact of this proposed development on the Wetlands will be disastrous. The access to the development is in the worse place on the Colyford Road. Noise, light and smell pollution will affect the amenities of neighbouring residents.
- the affect this development will have on the local wildlife and particularly the bats whose flight path goes across the site. It would be better if a brownfield site in town could be used for this proposal.

Applications for consideration:

68. 22/1635/FUL	Aldi Stores Limited	Former Co-op Store, The Underfleet, Seaton, EX12 2PQ Single storey extension to south west, single storey extension to north west, single storey extension to north east and two storey extension to north east. External alterations to existing building and minor alterations and landscaping to wider site.
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The Committee **RESOLVED** to propose no objection to the application.
(moved Cllr Beer; seconded Cllr Wright)

Cllr Burrows requested that in the response to the application the Council ask East Devon District Council to attach a condition to the granting of planning permission that a properly marked pedestrian right of way be allowed to cross the car park whilst construction works are in progress and when the store opens allowances are made for the use of disabled trolleys and small mobility scooters to cross the car park.

69. 22/1457/OUT	Fiona Gardner	Land At Whitecross Farm, Colyford Road, Seaton
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Outline application with all matters reserved for a spa facility.

Discussion took place around:

- Many of the strategies in the current Local Plan support tourism, the protection of the countryside and environment, geology, wildlife, flower and fauna etc. This application does tick a lot of boxes with regards to the current Local Plan.
- It is only an Outline application with very little detailed information as what the applicant wants to do. There is no detail regarding how many accommodation beds there are, the carbon footprint of the development, no details of how they will mitigate the harm this may cause to the environment and nature. No detail around emission of lights, no details regarding footfall numbers or traffic assessments. Without knowing what the full intentions of the applicant are when a Full application is submitted and with so little detail it is difficult to agree to the application.
- Unable to determine the application unless further details are made available from the applicant.
- Access to the site is an issue and flooding is a real problem.

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

- Unable to determine the application due to not enough detail being given with the application.
- If an application does not have enough detail the planning authority can refuse it on the grounds that more information is required to determine it.

(moved Cllr Hartnell; seconded Cllr Burrows)

70. 22/1755/FUL	Sam & Jodie Verity	30 Scalwell Park, Seaton EX12 2DD
		Proposed single storey rear extension (design changes to those approved under 21/1968/FUL).

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

71. Planning Comments

Comments to be circulated in respect of applications 22/1635/FUL and 22/1457/OUT.

72. Decisions

To note planning decisions made by East Devon District Council:

- a) **22/1160/FUL – 111 Harbour Road, Seaton** Conversion of two storey dwelling into 2 x 1-bed self-contained flats unit with alteration to fenestration and additional cycle and bin storage – **REFUSED**.
- b) **22/0869/FUL – 204 Harepath Road, Seaton** Retention of 1.83m high fence on front boundary – **REFUSED**.
- c) **22/1391/CPL – 73 Seaton Down Road, Seaton** Certificate of lawfulness for a single storey rear extension – **APPROVED CPL Approve Part 1** – no consultations were requested for this application.
- d) **22/1353/FUL – 39 Durley Road, Seaton** Single storey rear extension, first floor side and rear terrace, porch to front and alterations to fenestration – **APPROVED** standard time limit.
- e) **22/1388/FUL – 16 Meadow Road, Seaton** Two storey side extension, single storey rear extension, porch to front and demolition of existing garage – **APPROVED** with conditions.
- f) **22/1361/TRE – 5 Major Terrace, Seaton** T1. Ash. This tree is infected with Ganoderma applanatum and Inonotus hispidus, these bracket fungi are evidence along with the lack of foliage in the canopy that the tree's base is decaying, the tree has previously shed a large codominant leader, so we are applying to have the tree dismantled and removed, due to its proximity to high traffic and foot fall. T2 Horse chestnut. This multi stemmed tree we seek to prune back the branches by up to 1.5m, off, of the neighbouring South side boundary roof, with maximum pruning cuts of no more than 75mm. T3 Lime. Remove deadwood on property side, along with pruning back the branches by up to 1.5m, off of the neighbouring South side boundary roof, with maximum pruning cuts of no more than 75mm. T4 Strawberry/Red horse Chestnut tree. This tree has significant decay at the base on the SW side, after using a nylon hammer I was able to conclude that the decay is more extensive than is visually evident and as such, I would like to thin the crown by up to 15% with pruning cuts of up to no more than 75mm, to lessen the sail effect and chances of future failure – **DECIDED** Split decision.
- g) **22/1379/TRE – Higher Glen, Beer Hill, Seaton** T1 beech dbh approximately 30inches, located on north side of property next to internal garage, on pathway to rear garden, reduce back branches that are touching house wall by up to 1.5m, with pruning cuts of no more that 75mm – **APPROVED** with conditions.

The meeting closed at 6.26pm.





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Signed 

Dated 4/9/22