

**Minutes of the Planning Committee
Meeting on Tuesday 14th February 2023**

Present:

Chairman: Cllr P Burrows

Councillors: M Hartnell, J Russell & A Singh

Officers: Town Clerk

Public: Thirty six members of the public were present

144. Apologies for absence

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

145. Declarations of Interest

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

Cllr Burrows declared a personal interest in respect of application 22/2781/MOUT, Land Adjacent To Harepath Road, Seaton EX12 2WH as one of his grandchildren plays for an Under 14 Football Team that uses the ground at Seaton Town Football Club on Colyford Road.

146. Minutes of the Planning Committee meeting held on Monday 16th January 2023

The Committee **RESOLVED** to agree the minutes of the meeting held on 16th January 2023.

(moved Cllr Russell; seconded Cllr Hartnell)

147. 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.

148. 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.

149. Public Question Time

Richard Ayre and Nicole Stacey from Baker Estates Ltd spoke on agenda item 7, planning application 22/2781/MOUT and raised the following points;

- Met with Seaton Town Council in June 2022 before a public exhibition in July which was well attended with lots of views and feedback given.
- Draft East Devon Local Plan has allocated Land off Harepath Road as a preferred allocation and Land to the south of Harepath Hill as a potential site. This means a more comprehensive package could be delivered following on from this current application.
- Seaton cannot develop to its east, south or west so the only option available is developing to the north of the town.
- This is an outline application only with details of layout, scale, appearance and landscaping reserved for future consideration.
- Proposal is for up to 130 homes on the east side of Harepath Road with a sports pitch to the west side. There will be a range of affordable homes to meet local needs and a mix of houses and bungalows and an additional sports pitch for community use.
- There will be ecological enhancement schemes included in the proposal to mitigate against the effects of the development on the bat population with bat corridors, an estimated £1.5million CIL contribution, cycle and pedestrian connections to Harepath Road and Colyford Road.

Nine members of the public spoke on agenda item 7, planning application 22/2781/MOUT and raised the following points;

- The land adjacent to Harepath Road is a huge wide bat corridor taking bats, some of which are rare, to their roosting and feeding grounds on Seaton Wetlands. The proposed street lighting and floodlights on the football pitch will have a negative impact on bats travelling from Beer Quarry Caves to Seaton Wetlands. The proposed site is an important area for bat conservation. There has been a decline in bat management nationwide but numbers are slowly increasing with careful management. A housing development in this location could seriously affect the local bats in their recovery.
- The view coming down Harepath Hill attracts many visitors. This will be destroyed if this development is allowed.
- The infrastructure in the town could not support this development. The hospital is closed, doctor surgeries and the primary school are struggling and at capacity and there are no NHS dentist spaces.

- The proposed site is quality agricultural land and is surrounded by Areas of Outstanding Natural Beauty (AONB) on three sides. Once this land has been developed it is gone for ever. Without the fields Seaton Road/Colyford Road will flood.
- Where the access from the site is proposed onto Colyford Road there is a 60mph speed limit. The road is a narrow C class road with bends, unlit and not suitable for large articulated delivery vehicles. It has no footpath/pavement along this section for pedestrians or cyclists to use. What route will construction and delivery lorries use?
- The proposed site is an important part of the Green Wedge and is the only piece of land which stops Colyford becoming part of Seaton. There are brownfield sites which have not been developed yet and these should be built on first before destroying green fields. There is no proof that the number of houses proposed are needed.
- Who would be responsible for the maintenance of the proposed football pitch and clubhouse and who would bear the cost of maintaining these? The slope on the land proposed for the football pitch would exacerbate flooding onto Harepath Road.
- The applicants have not addressed any of the reasons the Planning Inspector gave in dismissing the last appeal for development on this site in 2014 and it has become less suitable for housing.
- The last three applications for this site were refused planning permission by East Devon District Council and an appeal lodged in 2013 was dismissed by the Planning Inspector.
- The proposed development is not in accordance with the Development Plan for East Devon and is also not within the built up area boundary (BUAB) of Seaton as defined in the current Local Plan.
- Seaton has fulfilled its housing requirements.
- The site is prone to flooding and this development will only exacerbate this.
- Why has a full environmental assessment not been submitted with this application? Baker Estates Ltd have only applied to East Devon District Council (EDDC) for a screening option?
- Why have Baker Estates Ltd only applied for Outline planning permission? No details have been given with the application as to the types of properties, size of properties etc. Only an indicative layout has been submitted.
- Baker Estates Ltd say they have provided EDDC with a full financial viability statement. Has this actually been done? Do they want to establish the principle of development on the site first and then plan to landbank the site until they can increase the number of properties proposed for the site to make it more financially viable.
- Baker Estates Ltd are claiming that because EDDC cannot prove that they have a five year land supply the Local Plan policies that relate to this site are



- out of date and should be disregarded in the decision making process.
- The developers plan to use Sustainable Urban Drainage Systems (SUDS) that depend on infiltration of surface water and existing watercourses to convey surface water away from the site. The application states that Stafford Brook and a drainage ditch to the south of the site will be used for this purpose. Currently, even though it does not belong to them EDDC check this ditch monthly. Who will take on this responsibility once the site has been developed to ensure the ditch is properly maintained? Who are going to be responsible for the maintenance of the SUDS and the communal areas in the development and what redress will the occupants of properties in Primrose Way, Buttercup Close, Celandine Close and others downstream have if SUDS and the associated watercourses fail?
 - Seaton Town Football Club currently runs four teams on the main pitch, fourteen at the primary school and one team on the Elizabeth Road pitch. Next year they are hoping to have an Under 16's side.
 - A football pitch located on a slope does not work. Where the football pitch is planned to be located is in close proximity to the A3052, which is an extremely busy road with vehicles travelling at some speed down Harepath Hill. If the football pitch is going to be very close to the A3052 a massive fencing system should be installed around the pitch.

Applications for consideration:

150. 22/2781/MOUT

Baker Estates Ltd

Land Adjacent To Harepath Road, Seaton EX12 2WH

Outline planning application (with details of access to be considered and all other matters reserved) for mixed use development comprising of up to 130 dwellings to the east of Harepath Road and the laying out of a new community football pitch, parking and welfare facilities to the west of Harepath Road, formation of accesses on Harepath Road and Colyton Road, public open space and other associated infrastructure.

Discussion took place around:

- Plans differ from previous applications submitted in that the football pitch is now on the other side of Harepath Road and the planned houses do not stretch as far as with previous applications.

- The planning application shows that 25% of the housing built will be affordable for local families and will be handed over to a housing association upon completion. These houses will be a combination of affordable rent and shared ownership.
- There is a shortage of suitable affordable housing in Seaton for young families.
- Number of houses proposed in this application are less than in previous ones and the housing is less dense.
- Commercial and mixed use site shown on the submitted plans will provide employment opportunities for local people.
- The football pitch shown on the plans will be a secondary pitch for Seaton Town Football Club and will allow more teams to play including women's teams.
- The new development could provide an opportunity to improve flood resilience in the area.
- Development is constrained further up the Axe Valley due to Natural England informing East Devon District Council that levels of phosphates in the River Axe are having a detrimental impact on local wildlife and areas designated as a Site of Special Scientific Interest and Special Area of Conservation. This means that EDDC can no longer approve any developments in the Axminster area that would increase the discharge of phosphates into the river. This is likely to put an added pressure on other parts of the Axe Valley to deliver housing requirements. If this application is refused the Town Council feel it could mean the applicant would be allowed to increase the number of houses proposed which would increase the density of housing on the site.
- Concerns were raised over road safety on Colyford Road. The speed limit on the stretch of road where the access point is proposed should be lowered from 60mph and the possibility of installing a crossing point on Colyford Road near the proposed access point from the site should be investigated as it would allow residents and visitors to cross the road and access the Seaton to Colyford Multiuse Trail safely.

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

- It will provide much needed housing for local families. 25% of the housing will be affordable of which some will be affordable rent and the other shared ownership.
- The amount of housing proposed with this application is less than previous applications proposed for this site and will not be as dense.
- The commercial and mixed use site shown on the submitted plans would provide employment opportunities for local people meaning they did not have to travel out of town for work.
- The new community football pitch would be a secondary pitch for Seaton Town Football Club which would allow more teams to play including women's teams.
- This development could be an opportunity to improve flood resilience.
- Development is constrained further up the Axe Valley due to levels of phosphates in the River Axe having a detrimental impact on local wildlife and areas designated as a Site of Special Scientific Interest and Special Area of Conservation. This is

likely to put an added pressure on other parts of the Axe Valley to deliver housing requirements. If this application is refused the Town Council feel it could mean the applicant would be allowed to increase the number of houses proposed which would increase the density of housing on the site.

- The Town Council do have serious concerns regarding the proposed access road exiting the site onto Colyford Road and would like Devon County Highway Authority to consider lowering the 60mph speed limit along this stretch of road. Vehicles can drive at some speed along this stretch of Colyford Road which could cause a potential hazard to vehicles exiting and entering the site. The Town Council would like the Highway Authority to consider the possibility of installing a crossing point on the Colyford Road near the proposed access point which would benefit both new and existing residents and would also link the road coming out of the new estate to the Seaton to Colyford Multiuse Trail.

(moved Cllr Burrows; seconded Cllr Hartnell)

151. 23/0215/FUL Mrs Sheila McCulloch 36 Fore Street, Seaton EX12 2AD
Demolishing the existing rear extension and replacing it with a new one-storey extension, increased width but reduced length leaving the same roof height.

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

152. 23/0186/FUL Mr & Mrs Makemson Tower House, 8 Ryalls Court, Seaton EX12 2HJ
Demolition of existing single storey workshop and conservatory and erection of two storey side extension with alterations to existing garage and minor internal alterations to main dwellinghouse.

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

153. 23/0187/LBC Mr & Mrs Makemson Tower House, 8 Ryalls Court, Seaton EX12 2HJ
Demolition of existing single storey workshop and conservatory and erection of two storey side extension with alterations to



existing garage and minor internal alterations to main dwellinghouse.

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

154. Planning Comments

Comments to be circulated in respect of application 22/2781/MOUT.

155. Appeal Decisions

To note appeal decisions made by The Planning Inspectorate:

- a) **22/0352/OUT – 77 Seaton Down Road, Seaton** Construction of a single storey dwelling accessed from Marlpit Lane following demolition of an existing car port; and construction of a parking bay accessed from Seaton Down Road. (Outline application with all matters reserved.) – **APPEAL DISMISSED**.

156. Decisions

To note planning decisions made by East Devon District Council:

- a) **22/1404/FUL – 12A Tower Country Chalet Park, Harepath Hill, Seaton** Demolition of existing 2 bed chalet and construction of a replacement 2 bed chalet – **APPROVED** with conditions.
- b) **22/2542/FUL – Land Adjacent Harepath Hill, Harepath Hill, Seaton** Formation of new agricultural field access – **APPROVED** with conditions.
- c) **22/2637/FUL – Lyndhurst, Manor Road, Seaton** Construction of single storey rear extension, enlargement of rear dormer window, rendering over brick and pebble dash, removal of chimney, replacement windows and new landscaping finishes – **APPROVED** standard time limit.
- d) **22/2278/TCA – 4 Seafeld Road, Seaton** Willow (T1) : Fell. Sweet Chestnut (T2) : Fell. Crab Apple (T3) : Fell. Hawthorn (T4): 50% reduction – **APPROVED** standard time limit.
- e) **22/2799/FUL – 191 Beer Road, Seaton** Demolition of an existing house and construction of a proposed replacement dwelling with 4 bedrooms – **WITHDRAWN**.
- f) **22/2830/ADV – Co-operative Pioneer (CWS), The Underfleet, Seaton** 2 no. non-illuminated temporary banner signs – **APPROVED** temporary approval.



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Town Mayor: Cllr Amrik Singh
Town Clerk: Julia Mutlow

- g) **22/2429/FUL – 1 The Burrow, Seaton** Alterations to fenestration of ground floor commercial unit – **APPROVED** standard time limit.
- h) **22/2559/TRE – 5 Major Terrace, Seaton** T1, Ash : dbh. 76cm, pollard at the highest suitable pollard points, just above the previous historical pollarding points, with as small as is possible targeted pruning cuts. T2, Horse chestnut : dbh 1.2m. Reduce crown growing to the north by no more than 2.5m. Maximum diameter of pruning cut 75mm. T3, Lime : dbh 60cm 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 : dbh 60cm. Thin the crown by up to 15% with pruning cuts of up to no more than 50mm – **DECIDED** Split decision.
- i) **22/2819/ADV – Co-operative Pioneer (CWS), The Underfleet, Seaton** Installation of various signage – **APPROVED** with conditions.

The meeting closed at 6.40pm.

Signed _____

Dated _____