

**Minutes of the Planning Committee
Meeting on Monday 19 February 2024**

Present:

Chairman: P Burrows

Councillors: K Beer, J Russell & A Singh

Public: No members of the public were present

154. Apologies for absence

Apologies were received and accepted from Cllr Brooks.

155. Declarations of Interest

There were no declarations of interest.

156. Minutes of the Planning Committee meeting held on Monday 5th February 2024

The Committee **RESOLVED** to agree the minutes of the meeting held on 5th February 2024.

(moved Cllr Beer; seconded Cllr Singh)

157. 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.

158. 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.

159. Public Question Time

No questions from members of the public.

Applications for consideration:



160. 24/0164/FUL Simon Barry

**15 Harepath Road, Seaton
EX12 2RP**

Planning permission and listed building consent for the demolition of a section of boundary wall, creation of access and parking space, construction of retaining walls and installation of an electric car charging unit to the front, east, elevation.

Discussion took place around:

- The Highways Development Management Officer at Devon County Council said that if there is a space of six metres behind a vehicle, which can be T shaped to the parking space, then this would be deemed acceptable.
- The Planning Agent states in an email to the County Highway Authority that there is enough space to park one vehicle but no space to manoeuvre it.
- As there is not enough space to turn a vehicle the planning committee should object to the application as if a vehicle went in forwards to the parking space they would then have to reverse onto a main arterial road with heavy goods vehicles and buses along with cars vying for road space. It would be a dangerous access onto a main and very busy road.

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

- There is not enough space for a vehicle to manoeuvre in the proposed parking space.
- The access off the road to this property is dangerous to other road users and pedestrians alike. If a vehicle had to reverse out of the parking space it would be onto a main arterial road which is one of the main roads in and out of Seaton. The property is very near a main junction where heavy goods vehicles, buses and cars are vying for road space.

(moved Cllr Burrows; seconded Cllr Singh)

161. 24/0165/LBC Simon Barry

**15 Harepath Road, Seaton
EX12 2RP**

Planning permission and listed building consent for the demolition of a section of boundary wall, creation of access and parking space, construction of retaining walls and installation of an electric car charging unit to the front, east, elevation.

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(moved Cllr Burrows; seconded Cllr Singh)

162. 24/0203/FUL Simon Barry

**15 Harepath Road, Seaton
EX12 2RP**

Construction of first floor rear extension to provide ensuite bathroom (previously submitted on 13/0180/FUL) along with reroofing of main building.

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

163. 24/0204/LBC Simon Barry

**15 Harepath Road, Seaton
EX12 2RP**

Proposal for construction of first floor rear extension to provide ensuite bathroom (previously submitted on 13/0179/LBC) along with additional works for internal alterations to hall and mezzanine ceiling, reroofing of main building

and installation of 3 conservation
style roof windows.

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

164. 24/0198/FUL Kathy Denton

**Lower Wessiters Lodge,
19 Marlpit Lane, Seaton
EX12 2HH**

Remove existing conservatory,
construct single storey rear
extension.

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

165. 21/1782/MFUL Lyme Bay Leisure Ltd

**Seaton Heights, Harepath Hill,
Seaton EX12 2TF**

Erection of No. 9 x 2-bed and No.
14 x 3-bed and 19 x 4 bed two
storey detached holiday homes
with associated parking and
amenity space

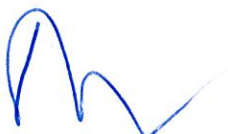
Amended plans for consultation.

**These amendments relate to:
Amended and additional
documents received 24/01/2024
relating to Lighting,
Landscaping,
Ecology/Biodiversity and Trees.**

Discussion took place around:

- Concerns were raised again over the occupancy of the holiday homes. With a proposed 50 week occupancy the holiday units have the potential to become second homes.
- The building which the Design and Access Statement submitted on 10 September 2021 states there will be an office and café with associated terrace. This looks as though it will be a room with an office and a couple of tables in the main part of the room for use as a café.
- If this proposed development gets approved it could potentially mean employment opportunities for local businesses and residents.

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



- The holiday units will be restricted to 50 weeks use in a calendar year which means they could become second homes. This area needs holiday units not more second homes.

The Planning Committee would be happy with what East Devon District Council considers appropriate regarding the Lighting, Landscaping, Ecology/Biodiversity and Trees as they have the expertise which Seaton Town Council does not.
(moved Cllr Burrows; seconded Cllr Singh)

166. 24/0258/FUL Mr McLean

**11 Newlands Park, Seaton
EX12 2SF**

Creation of 2 No. off street parking spaces.

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

167. Planning Comments

Comments to be circulated in respect of applications 24/0165/LBC, 24/0165/LBC and 21/1782/MFUL.

168. Appeals

Planning application No. 23/2237/FUL. 7 Greenway, Seaton, EX12 2SE.
Construction of garden room.

To note that an appeal has been lodged by the Applicant in respect of the above application. Seaton Town Council proposed no objection to the application.

169. Decisions

To note planning decisions made by East Devon District Council:

- 23/2575/FUL – 29 Poplar Tree Drive, Seaton** Raising of roof and conversion of roof space to habitable space, including front and rear dormers and balcony – **APPROVED** with conditions.
- 23/1442/VAR – Fosse Way Court, Seaton** Variation of condition 4 b) (working hours) of application 14/0187/MFUL (Refurbishment and extension of existing apartment blocks (inc. additional levels) and construction of new link apartment block to provide an additional 30 no residential apartments and additional parking provision) to read: no construction or demolition works shall be carried out, or deliveries received outside of the following hours: 7:30 am to 5:30 pm Monday to Friday and 8 am to 1 pm on Saturdays and not on Sundays and public holidays – **REFUSED**.

- c) **23/2222/FUL** – Land at Rear of Chestnut House, Bunts Lane, **Seaton** Proposed new dwelling and associated access, drainage and landscaping works – **APPROVED** with conditions.

The meeting closed at 5.59pm.

Signed _____

Dated _____