



Marshlands Centre, Harbour Road
Seaton, Devon EX12 2LT
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www.seaton.gov.uk
Town Mayor: Cllr Amrik Singh
Town Clerk: Julia Mutlow

**Minutes of the Planning Committee
Meeting on Monday 22 April 2024**

Present:

Chairman: P Burrows

Councillors: K Beer, E Bowman K Brooks, H Boehm, J Russell & A Singh

Officers: Town Clerk

Public: No members of the public were present

199. Apologies for absence

There were no apologies for absence received.

200. Declarations of Interest

Cllr Singh declared a personal interest in respect of application 24/0675/FUL, 11 Townsend Avenue, Seaton EX12 2BE as he was a friend of the applicants. Cllr Singh would leave the room for the duration of the discussion and vote on the application.

201. Minutes of the Planning Committee meeting held on Monday 8th April 2024

The Committee **RESOLVED** to agree the minutes of the meeting held on 8th April 2024.
(moved Cllr Beer; seconded Cllr Russell)

202. 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.

203. 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.

204. Public Question Time

No questions from members of the public.

Applications for consideration:

Cllr Singh left the meeting.

205. 24/0675/FUL Mr Saran Sarai & Mrs Alix Raven-Sarai

11 Townsend Avenue, Seaton EX12 2BE

Conversion of semi-detached dwelling to 2no flats and a three en-suite bedroom HMO. Roof installation of three dormer windows, and solar panelling to south facing elevation

The Committee **RESOLVED** to propose no objection to the proposed conversion of the semi-detached dwelling to two flats and a three en-suite bedroom HMO but have grave concerns about the amount of on-site car parking space which would be available to residents of 11 Townsend Avenue meaning that vehicles which could not park on site would park on the side of the road which is very narrow and currently experiences frequent traffic and parking issues.
(moved Cllr Beer; seconded Cllr Burrows)

Cllr Singh returned to the meeting.

206. 24/0659/FUL Karen Hickman

23 Boswell Way, Seaton EX12 2EZ

Installation of Velux 'Dormer' roof lights.

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

207. Planning Comments

There were no comments for circulation.

208. Tree Preservation Orders

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

a) **23/0051/TPO – Land at 30 Ryalls Court, Seaton**

A Tree Preservation Order (TPO) has been made and confirmed in respect of Land at 30 Ryalls Court, Seaton.

b) 23/0050/TPO – Land at and adjacent to 29 Ryalls Court, Seaton

A Tree Preservation Order (TPO) has been made and confirmed in respect of Land at and adjacent to 29 Ryalls Court, Seaton.

209. Appeals

To note appeal decision made by The Planning Inspectorate:

- a) **23/2237/FUL – 7 Greenway, Seaton** Construction of garden room – **APPEAL ALLOWED**. Planning permission is granted with conditions for the construction of a garden room at 7 Greenway, Seaton.

210. Decisions

To note planning decisions made by East Devon District Council:

- a) **24/0425/TRE – The Copse, Bunts Lane, Seaton** Beech: fell – **APPROVED** with conditions.
- b) **24/0704/DOC – 11 Newlands Park, Seaton** Discharge of condition for 24/0258/FUL: Condition 3 (Surface Water Run-off Management) – **DISCHARGE OF CONDITION** – no consultations were requested for this application.
- c) **24/0434/TRE – 1 Honey Ditches Drive, Seaton** T1 Macrocarpa - fell and replace with site-appropriate species T3 Birch - fell and replace with site-appropriate species Full details and discussion in accompanying report. Tree numbering as per 17/0053/TPO – **DECIDED** – split decision. **Permission granted for** T3 Birch - fell and replace with site-appropriate species. **Permission refused for** T1 Macrocarpa - fell and replace with site-appropriate species as the Monterey cypress tree, referred to as T1 in the application, is a prominent specimen that makes a significant contribution to public amenity and to the character of the area. The felling of the tree as proposed would have a detrimental and deleterious impact on amenity and on the local tree scape.
- d) **23/2771/FUL – Eyre Court Hotel, 2 Queen Street, Seaton** Construction of single storey front extension and demolition of bay window to be replaced with bi-fold lobby on south-east elevation – **WITHDRAWN**.
- e) **24/0401/TRE – 9 Garrett Close, Seaton** Sycamore: shorten back on south side by approximately 2m. Reason - to leave a more balanced form. Ash: reduce height and side branches by approximately 2-3m to a suitable side branch. Reason - to relieve weight and lessen the likelihood of branch breakage. Elm: remove to as near ground level as possible – **DECIDED** – split decision. **Permission granted for** Elm: remove to as near ground level as possible. Reason - dying. **Permission refused for** Sycamore: shorten back on south side by approximately 2m. Reason - to leave a



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more balanced form. Ash: reduce height and side branches by approximately 2-3m to a suitable side branch. Reason - to relieve weight and lessen the likelihood of branch breakage. The sycamore tree and the ash tree in the application both make a significant contribution to public amenity and to the character of the local landscape. The proposed pruning to the trees would be detrimental to their health and appearance and to the amenity they provide, and with reference to reasons stated in support of the application the harm is considered not to be justified and the Council refuses permission for the works.

The meeting closed at 5.55pm.

Signed _____

Dated _____