

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

Present:

Chairman: P Burrows

Councillors: K Beer, K Brooks, D Haggerty, J Russell & A Singh

Public: Two members of the public were present

134. Apologies for absence

There were no apologies for absence received.

135. Declarations of Interest

Cllr Haggerty declared a personal interest as a Councillor with East Devon District Council (EDDC).

136. Minutes of the Planning Committee meeting held on Monday 11th December 2023

The Committee **RESOLVED** to agree the minutes of the meeting held on 11th December 2023.
(moved Cllr Singh; seconded Cllr Beer)

137. 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.

138. 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.

139. Public Question Time

Two members of the public spoke on planning application 23/2222/FUL – Land At Rear of Chestnut House, Bunts Lane, Seaton and raised the following points:

- A previous application was submitted eleven years ago for the construction of one dwelling with all matters reserved on this site. This was approved by the district council after a site visit was made by the Planning Committee. Since then, several changes have occurred including applying for two dwellings to be constructed on the site instead of just one.
- All the previous negative aspects of access to the site still exist and in some cases are worse than they were eleven years ago. The track leading from the site to Bunts Lane is extremely narrow and is the only access for the seven existing houses which have their own driveways leading onto this track. All traffic and pedestrians have to use this very narrow track and it would be much appreciated if Seaton Town Council could support the request for a site visit.
- This application is now proposing an access to the site from Seaton Down Hill. This is already a terrible junction where Bunts Lane and Marlpit Lane converge along with Seaton Down Road, Seaton Down Hill and Traceys Avenue leading off Seaton Down Hill a few metres up from the proposed access. There are also two pedestrians crossing points near this junction. Therefore, it is unsuitable to accommodate another access at this junction. At this end of the field where a new dwelling is proposed there are also seven houses on both sides of the proposed access track. Seaton Down Hill/Seaton Down Road is one of the arterial roads into the town and has a high traffic flow. The proposed access is very narrow and has a difficult incline to negotiate. At this point there are no footpaths on either Bunts Lane or Marlpit Lane. Consideration needs to be seriously given as to whether this new proposed access is suitable to serve the traffic which would be generated to the site.
- Drainage is also an issue on the site as South West Water have said that soakaways are not the way forward and the site is prone to flooding.

Applications for consideration:

140. 23/2222/FUL Mr David Rice

Land At Rear Of Chestnut House, Bunts Lane, Seaton EX12 2HU

Amended plans for consultation.

These amendments relate to Amended plans showing:

Removal of previously proposed alternative access arrangements for approved dwelling, with both approved and proposed dwelling to be served by Seaton Down Hill access.



Discussion took place around:

- The new proposed access arrangements with both approved and proposed dwellings to be served by the Seaton Down Hill access was considered not to be suitable as the access route is very narrow and has a steep incline.
- The new proposed dwelling is overdevelopment of the site and looks as though it has been squeezed onto the small amount of land available for a new dwelling at the eastern end of the site.

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

- The new proposed dwelling is overdevelopment of the eastern side of the application site and looks as though it has been squeezed into the limited amount of space available of this portion of the site and would be detrimental to the amenities of occupiers of adjoining residential properties.

(moved Cllr Burrows; seconded Cllr Haggerty)

141. 23/2771/FUL Mr Adam Nutton

**Eyre Court Hotel, 2 Queen Street,
Seaton EX12 2NY**

Construction of single storey front extension and demolition of bay window to be replaced with bi-fold lobby on south-east elevation.

Discussion took place around:

- The proposal shows the removal of the existing section of front retaining wall which means the extension will come right out onto Queen Street with people having to step out onto the road particularly if the bi-folding doors are open.
- With the wall being removed there could be implications for people walking in Queen Street whether traffic is allowed to drive down there or not.

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

- The access from the extension onto Queen Street would be dangerous. If the wall is to be removed some sort of barrier should be constructed to replace it to protect the safety of pedestrians and people leaving the public house should any vehicle come driving down Queen Street.
- The Town Council do not object to an extension being built there but with a revised plan showing the wall to be retained.

(moved Cllr Haggerty; seconded Cllr Singh)

142. Planning Comments

Comments to be circulated in respect of application 23/2222/FUL and 23/2771/FUL

143. Decisions

To note planning decisions made by East Devon District Council:

- a) **23/2392/TCA – Lyndhurst, Manor Road, Seaton** T1: Box Elder - reduce crown height from 7m to 5.5m and crown spread from 6m to 4m (at its widest – **APPROVED** standard time limit.
- b) **23/1968/FUL – Seaswift House, Sea Hill, Seaton** Change of use of former nursing home (Use Class C2 residential institutions) to form house of multiple occupation (Sui Generis) – **APPROVED** standard time limit.
- c) **23/2507/TRE – Foxley, 23 Marlpit Lane, Seaton** T1: Chestnut - crown lift to remove the two lower limbs, the large lateral limb and limb above. T2: Chestnut - crown lift and target prune smaller branches back to an appropriate growth point to remove the lower limb/s encroaching into Foxley. T3: Cedar - radial crown lift to 3m height from ground level. T4: Yew - crown lift to 2m above ground level and overall crown reduction of up to 2m – **DECIDED split decision**. Permission granted for T1: Chestnut - shorten the large lateral limb and limb above by 1-2m to a suitable growth point. T2: Chestnut - crown lift and target prune smaller branches back to an appropriate growth point to remove the lower limb/s encroaching into Foxley. T3: Cedar - radial crown lift to 3m height from ground level. T4: Yew - crown lift to 2m above ground level. Permission refused for T1: Chestnut - crown lift to remove the two lower limbs, the large lateral limb and limb above. T4: Yew - overall crown reduction of up to 2m.
- d) **23/2711/CPL – 10 Hawksdown View, Seaton** Certificate of lawful development for construction of attic room with rear facing dormer window – **CPL Approve Part 1** – no consultations were requested for this application.
- e) **23/2472/TEL – Land At Underfleet Car Park West, The Underfleet, Seaton**
Proposed installation of a 20m monopole comprising 6 no antennas and 2 no dishes together with 3 no ground based cabinets and ancillary development thereto – **REFUSED**.
- f) **23/2454/FUL – 21 Upper Churston Rise, Seaton** Formation of external decking including retaining walls, and widening of steps [partially retrospective] – **APPROVED** retrospective (no conditions).
- g) **23/2337/TRE – Bramble Hill, Seaton Down Hill, Seaton** T5, Wellingtonia : fell to ground level. T11, Cypress : removal of two stems to north of main trunk back to main trunk junction, and removal of south-western stem to a height of 1-2m (leaning towards garage) – **DECIDED split decision**. Permission granted for T5, Wellingtonia : fell to ground level. T11, Cypress : 1. Removal of the 2 dead stems indicated in the

annotated photo 2. Tip pruning of the branches arising from the leaning western stem by up to 0.5m 3. Removal of 2 small declining 3rd order branches arising from the western stem. Permission refused for T11, Cypress : removal of one live stem to north of main trunk back to main trunk junction, and removal of south-western stem to a height of 1-2m (leaning towards garage)

- h) **23/1983/CPL – 8 Court Lane, Seaton** Certificate of proposed lawful development for a hip-to-gable roof extension, converting the roof to a single living/bed room and toilet; a single storey ground floor side extension providing shed, shower room and utility room – **CPL Approve Part 1** – no consultations were requested for this application.
- i) **23/1912/FUL – Seacot, 20 Havenview, Seaton** Loft extension to include creation and alteration of side-facing dormers and small ground floor rear extension – **APPROVED** with conditions.
- j) **23/2127/FUL – 3 Potters Way, Seaton** Construction of 2 no. outbuildings - one is a Gazebo and the other is a BBQ shelter, also levelling of the garden [partially retrospective – **APPROVED retrospective** with no conditions.

The meeting closed at 6.30pm.

Signed _____

Dated _____

