

**Minutes of the Planning Committee
Meeting on Monday 14 August 2023**

Present:

Chairman: P Burrows

Councillors: K Beer, K Brooks, D Haggerty, J Russell

Other Councillors: E Bowman

Officers: Town Clerk

Public: Forty seven members of the public were present

46. Apologies for absence

Apologies for absence were received and accepted from Cllr Singh.

47. Declarations of Interest

Cllr Haggerty declared a personal interest as a Councillor with 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.

48. Minutes of the Planning Committee meeting held on Monday 31st July 2023

The Committee **RESOLVED** to agree the minutes of the meeting held on 31st July 2023.

(moved Cllr Beer; seconded Cllr Haggerty)

49. 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.

50. 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.

51. Public Question Time

Nicole Stacey from Baker Estates Ltd gave an update on agenda item 7, planning application 22/2781/MOUT which was an Outline application for 130 dwellings, a new community football pitch which would be a secondary pitch for Seaton Town Football Club and welfare facilities. 25% of the housing would be affordable. There would also be a CIL financial contribution from the development. The Town Council objected to the application in March as comments had not been submitted from various Consultees. The Environment Agency are seeking further enhancements to the scheme through the inclusion of some additional SUD's features towards the south of the site. Further information has been submitted which address the issues raised. Comments from the County Highway Authority and the Environment Agency are likely to be submitted within the next week or so.

Seven members of the public spoke on planning application 22/2781/MOUT – Land Adjacent to Harepath Road, Seaton and raised the following points:

- Seaton Town Councils' Environment Policy states the Planning Committee will consider sustainability, environmental impact and biodiversity when commenting on planning applications in Seaton.
- There is no housing shortage in Seaton or the surrounding areas. There are plenty of properties for sale of varying prices plus new homes being built on the Bovis estate and the Riverside development.
- There is not the infrastructure in place to deal with the increase in population this development will bring to the town. There are not enough dentists, doctors etc. to deal with the current population in the area let alone a massive increase.
- The roads in the area will not cope with the increase in traffic this development will bring.
- Baker Estates have options to buy all of the land up to the A3052 thereby joining Seaton to Colyford. This is completely unacceptable.
- The site has heritage assets with archaeological interest and any groundworks will expose and destroy archaeological and artefactual deposits. These deposits could be of great importance which would be destroyed if this development is allowed.
- Water run-off from the development will probably end up in the River Axe. This water could contain contaminants, especially phosphates, which will pollute the river especially if the water comes down from Harepath Road to the south of the development site as it runs past a proposed industrial estate. This could have a significant impact on wildlife. Natural England have advised

that planning permission should no longer be granted for development that would increase the discharge of phosphates into the River Axe.

- The application contravenes many of the strategies and policies of the East Devon Local Plan e.g., Loss of the Green Wedge, negative impact on the natural environment, unsustainable site, all of these will have a negative impact on the towns' tourism offer and its economy, loss of wildlife, insufficient infrastructure to support a development of this size, inappropriate vehicular access onto Colyford Road which cannot cope with the amount of traffic which will be generated by the development, loss of farmland, impact on bats due to light pollution, loss of feeding ground and inappropriate location for a football pitch.
- Impact of the development upon the NHS services in the town and wider afield such as the RD&E Hospital at Exeter.
- Unsustainable location on the edge of the town. Seaton has already over delivered on its housing allocation. Any small amount of housing should be delivered within the town. A Housing Needs Assessment should be carried out to assess what further housing is needed in the town.
- Impact of the development on the bats and wildlife will be immense. Bats and Wildlife need to be preserved for future generations.
- The amount and frequency of the discharge of sewage into the rivers and sea. The sewage works cannot cope with the current discharge of sewage which is a problem in the town. Therefore, this development would exacerbate this issue. There are pollution alerts being issued on a regular basis for the town.
- Social housing is badly needed not more housing which young people can't afford to get a mortgage for. Will more houses be built on this land over time?

Cllr Bowman spoke on planning application 22/2781/MOUT – Land Adjacent to Harepath Road, Seaton and raised the following points:

- If these houses are allowed to be built what energy efficient systems are going to be included in the build? He would be interested to know what the thoughts are of Devon County Council and East Devon District Council concerning this Outline Planning Application.

Applications for consideration:

52. 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. Amended plans for consultation which relate to revised access to Colyford Road, revised ecological impact assessment, shadow Habitat Regulations Assessment & updated Flood Risk Assessment and Drainage Strategy.

Discussion took place around:

- It appears 90% of the traffic entering and leaving the development will be via the access onto Colyford Road. This road is barely wide enough for two vehicles. Any accidents along this road would cause much disruption. A better access would be onto Harepath Road which has good views of the road in both directions and is a wider road.
- Do not want to see any access from this development coming out onto Colyford Road as it is narrow and bendy.

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

- The highway issues have not been satisfactorily resolved. The access onto Colyford Road would not cope with the amount of traffic coming and going from the proposed development as it is too narrow and bendy.
- Any access from the development should go out onto Harepath Road which would be safer but so far no comments have been received from the County Highway Authority.

(moved Cllr Burrows; seconded Cllr Haggerty)

53. 23/1643/RES

Mr M Parsons

**9 Meadow Avenue, Seaton
EX12 2AU**

Reserved matters planning application pursuant to outline planning approval 21/3315/OUT for the details of layout, scale, appearance and landscaping of the site for the construction of a dwellinghouse.

The Committee **RESOLVED** to propose no objection to the application but wanted to see obscure glazing used for the windows on the south elevation of the proposed dwelling to respect the amenities of the occupiers of 9 Meadow Road and for these to be kept as such in perpetuity.
(moved Cllr Burrows; seconded Cllr Beer)

54. 23/1655/FUL

Mr & Mrs R Smith

**Thorncombe, Highcliffe
Crescent, Seaton EX12 2PS**
Replace defective flat roof on
garage with low pitched roof.

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

55. 23/1702/TRE

**Mr Nathan Dunster
(East Devon District Council)**

**Land Adjacent 25 Ryalls Court,
Seaton EX12 2HJ**
T1: Holm Oak re-pollard, only
removing re-growth.

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

56. Planning Comments

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

57. Decisions

To note planning decisions made by East Devon District Council:

- a) **22/2582/FUL – Barnards (land Adjoining), Harepath Hill, Seaton** Erection of one dwelling and associated works – **REFUSED**.
- b) **23/0890/FUL – 29 Popular Tree Drive, Seaton** Raising of roof, conversion of roof space to habitable space including front and rear dormers and balcony– **REFUSED**.
- c) **23/1575/CPL – 42 Elizabeth Road, Seaton** Proposed single storey extension with roof light on the west-facing elevation of the building, and the insertion of a roof light on the north-facing roof plane of an existing single storey element of the dwellinghouse – **APPROVED CPL Approve Part 1** – no consultations were requested for this application.

The meeting closed at 6.23pm.



Marshlands Centre, Harbour Road
Seaton, Devon EX12 2LT
01297 21388
admin@seaton.gov.uk
www.seaton.gov.uk
Town Mayor: Cllr Amrik Singh
Town Clerk: Julia Mutlow

Signed

Dated

4/9/23