

Minutes of the Planning Committee Meeting on Monday 17th June 2024

Present:

Chairman: P Burrows

Councillors: H Boehm, M Hartnell, J Russell & A Singh

Officers: Town Clerk

Public: Forty eight members of the public were present

15. Apologies for absence

Apologies were received and accepted from Cllr Beer and Cllr Bowman

16. Declarations of Interest

Cllr Hartnell declared a personal interest as a Councillor with Devon County Council (DCC) and East Devon District Council (EDDC) and as such would not contribute to the comments Seaton Town Council would submit for the East Devon Local Plan further consultation as this item will come to a committee meeting at the district council at a later date and he would reserve his position until that time.

17. Minutes of the Planning Committee meeting held on Monday 3rd June 2024

The Committee **RESOLVED** to agree the minutes of the meeting held on 3rd June 2024.

(moved Cllr Singh; seconded Cllr Russell)

18. 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.

19. 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.

20. Amendment in the order of business

The Chairman, Cllr Burrows, said the Committee would take agenda items 7 and 8 next and asked of any members of the public wished to speak on either planning application.

21. Public Question Time for the two planning applications

One member of the public spoke on planning application 24/1048/FUL – Gommes, 11 Marlpit Lane, Seaton and raised the following points:

- Their property is adjacent to and above 11 Marlpit Lane. They have concerns about the proposed window on the north west elevation of the applicant's property as anyone standing by this window could look into their neighbour's side, front and rear garden.
- After hearing that the neighbour had concerns about the window the applicant agreed to submit an amended plan showing that the proposed window on the north west elevation has been deleted and the roof window over the stairs has been enlarged.
- When plans were submitted for the construction of 15A Marlpit Lane the architect was told that East Devon District Council would not allow any windows from the proposed house to look down on the neighbouring properties which is what the application for 11 Marlpits Lane showed before being amended.

Applications for consideration:

22. 24/1048/FUL Mr S Neighbour

Gommes, 11 Marlpit Lane, Seaton EX12 2HH

Demolish chimney stack, insert Velux roof windows into pitched roofs, form opening and install window in gable end.

**Amended plans submitted
showing removal of window on
North West elevation.**

The Committee **RESOLVED** to propose no objection to the amended plans submitted for the application.

(moved Cllr Singh; seconded Cllr Burrows)

23. 24/1078/FUL Mr David Palethorpe

16 Meadow Road, Seaton EX12 2AS

Proposed single storey extension and front porch.

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

24. Planning Comments

There were no comments for circulation.

25. Public Question Time for the East Devon Local Plan Further Consultation

Seven members of the public spoke on agenda item 10 – East Devon Local Plan further consultation and raised the following points:

- Land Adjacent to Axe View Road should not be allocated for housing as currently any water run offs from the field run down Axe View Road and have caused a considerable amount of damage to properties in the road. If this land is built on it will only add to the pressure on the antiquated sewage system. Where will all the water go if it cannot be absorbed because the land has been built upon.
- Flooding is a major concern for residents of Axe View Road. Axe View Road and the land adjacent to it have been shown on a Government Flooding Map as at considerable risk. Problems with rainfall are also now occurring in Rogers Way.
- When Rogers Way development was completed the antiquated sewage system could not cope. This led to a surge vertically from Rogers Way through Axe View Road and it totally devastated a property in the road meaning the resident had to move to temporary accommodation for months.
- The Devon bank at the end of Axe View Road also backs onto properties in Wychall Park. A resident in Rogers Way wanted to have the Devon bank and an Ash tree growing in it removed, but this was not allowed by the authorities. If this bank cannot be removed where would the entrance be sited to any development built on the land adjacent to Axe View Road?
- The thought that this site may be built upon is causing stress to the residents of Axe View Road. There will be a significant increase in traffic from the proposed 39 new dwellings which will use Axe View Road. Currently, it is a quiet cul de sac but this will change if this proposal goes ahead.
- Green wedges are in place to protect urban sprawl and to give wildlife a safe place to live. The area of the Green Wedge has been changed.
- Seaton is at a disadvantage as it currently does not have an adopted Neighbourhood Plan even though the parish was designated a Neighbourhood Area in May 2016.
- There appears to be no protection for the Green Wedge in the draft New Local Plan.
- The coalesce between Seaton and Colyford should not be allowed to happen and their separation must be preserved. No development should be allowed to take place on the Green Wedge.

- The infrastructure is not in place to support an increase in population of Seaton which would occur if the Green Wedge was developed.
- The Green Wedge is excellent quality agricultural land which could be used to grow crops or for the grazing of livestock.
- The landscape of the Green Wedge is vitally important as people come to the area to enjoy the views and once the wedge has been built upon that will be lost forever.
- Any development should be on brownfield sites.
- Potential impact of development on the Green Wedge between Seaton and Colyford on the Seaton Wetlands. Bats travelling to and from Beer Caves use a Bat Corridor that goes across this green wedge. The Wetlands are a huge asset to Seaton and should be preserved for the future

26. East Devon Local Plan Further Consultation

Discussion took place around:

- Significant changes were proposed to the Green Wedges in the district. However, the Strategic Planning Committee were not happy about this so they got reinstated and would form part of the current consultation.
- The Green Wedge in itself will not stop development but it is a tool that can be used to try to push back development.
- If Seaton were to start preparing a Neighbourhood Plan, which can take two to three years to develop, the New Local Plan will have been adopted by then. All Neighbourhood Plans have to be compliant with the New Local Plan so now would not be an ideal time to start preparing a Neighbourhood Plan for Seaton.
- Beer Quarry & Caves is a Special Area of Conservation for its important population of hibernating various protected bat species. These bats depend on a wide area for foraging and commuting routes which go across the Green Wedge between Seaton and Colyford.
- If the Green Wedge is allocated for development there will be no separation between Seaton and Colyford. The coalesce between Seaton and Colyford should not be allowed to happen and their separation must be preserved.
- A current outline planning application for development on Land Adjacent to Harepath Road shows a proposed access onto Colyford Road. Any development here would mean more traffic using Colyford Road, which is one of the main routes leading into Seaton. This road is narrow and bendy in parts and is incapable of carrying the extra volume of traffic any development would generate and there is no pedestrian pavement on parts of this road.
- The infrastructure is not in place to support an increase in the population of Seaton e.g., Doctors and Dentists.

- A retail area is designated already on Land Adjacent to Harepath Road but may have problems with bat paths going across this area.
- There are already problems with sewage as the system cannot cope with the current amount of sewage produced. Any more development in the town will only exacerbate this situation.
- In recent years, the town has suffered from flash flooding which gravitates towards the town centre. Any new development will only increase this as there will be no fields to soak up any rainwater.
- Loss of wildlife as any development will destroy their habitat.
- Effect on tourism any development would have
- Very few affordable properties in Seaton are for sale which local young people could buy. People who work in the town have to buy properties in other areas as property in Seaton is expensive.
- There is a need for Seaton Town Centre Retail Area to be more defined and reshaped. A market is required within the retail centre to help local businesses. There is a need to encourage people into the town centre.

The Committee **RESOLVED** with one abstention (Cllr Hartnell) to propose that these comments were submitted on behalf of Seaton Town Council as its response to the East Devon Local Plan further consultation.
(moved Cllr Burrows; seconded Cllr Boehm)

27. Decisions

To note planning decisions made by East Devon District Council:

- 24/0993/CPL – 33 Boundary Park, Seaton** Certificate of Lawfulness for the proposed removal of conservatory & erection of single storey rear extension, new rooflights and changes to fenestration – **APPROVED CPL Approve Part 1** – no consultations were requested for this application.
- 24/0925/FUL – 4 Hillymead, Seaton** Removal of rear conservatory to be replaced with rear single storey extension and enlarged raised decking area– **APPROVED** with conditions.

The meeting closed at 6.37pm.

Signed _____

Dated _____