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Town Mayor: Cllr Amrik Singh
Town Clerk: Julia Mutlow

Minutes of the Planning Committee Meeting on Monday 3 June 2024

Present:

Chairman: P Burrows

Councillors: K Beer, E Bowman, M Hartnell, J Russell & A Singh

Officers: Town Clerk

Public: Twenty four members of the public were present

1. Election of Chairman for the Municipal Year 2024/2025

The Committee unanimously **ELECTED** Cllr Burrows as Chairman of the Planning Committee for the forthcoming municipal year.
(moved Cllr Beer; seconded Cllr Singh)

2. Election of Vice Chairman for the Municipal Year 2024/2025

The Committee unanimously **ELECTED** Cllr Beer as Vice Chairman of the Planning Committee for the forthcoming municipal year.
(moved Cllr Singh; seconded Cllr Bowman)

3. Apologies for absence

Apologies were received and accepted from Cllr Boehm.

4. Declarations of Interest

There were no declarations of interest.

5. Minutes of the Planning Committee meeting held on Monday 13th May 2024

The Committee **RESOLVED** to agree the minutes of the meeting held on 13th May 2024.
(moved Cllr Beer; seconded Cllr Bowman)

6. 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.

7. 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.

8. Public Question Time

Two members of the public spoke on agenda item 13 the **East Devon Local Plan Further Consultation** and raised the following points on:

New Housing and Mixed Use Site Allocations for Seaton.

Land adjacent to Axe View Road, Axe View Road, Seaton for residential use:

- When it rains the water from the proposed allocation site runs down Axe View Road like a river. One property in Axe View Road was so badly flooded in 2021 caused by water running down the road that they had to move into temporary accommodation whilst the damage was repaired. If the field is built upon which soaks up the majority of rain water where will it go? Will it end up running down the road and flooding properties? Any construction work on this site will cause mud, debris and water to drain down 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.
- The cul de sac ends with a Devon bank. This is surely protected under The Hedgerows Regulations 1997. This bank is full of wildlife and has an Ash tree which is actually in the bank.
- As there is the Roman Villa in the next field, surely there must be Roman ruins in that field.
- Recent purchasers of property in Axe View Road were informed that no building work would be undertaken in this field due to it being part of the Green Wedge.

Green Wedge between Seaton and Colyford

- 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.
- The coalesce between Seaton and Colyford should not be allowed to happen and their separation must be preserved.
- The infrastructure is not in place to support an increase in the population of



Seaton e.g. Doctors and Dentists.

- Development on this site has been refused three times. One of the applications was taken to appeal and was dismissed for good reasons. There is enough housing in Seaton and only brown field sites should be considered to be built on.

The Chairman, Cllr Burrows, proposed that as there was another council meeting immediately after this meeting formulating a response to the East Devon Local Plan Further Consultation should be deferred to the next planning meeting on 17 June so that all Councillors could have their views considered and a detailed response made to the consultation.

Applications for consideration:

9. 24/0642/FUL Alan Elmes Marrick, Bunts Lane, Seaton EX12 2HT
Construction of extension to garage.

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

10. 24/0925/FUL Mr Martin Christopher 4 Hillymead, Seaton EX12 2LF
Removal of rear conservatory to be replaced with rear single storey extension and enlarged raised decking area.

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

11. 24/0948/FUL Mr Chris Price 61 Wychall Park, Seaton EX12 2EL
Removal of existing garage and construction of new single storey extension on west elevation.

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



12. Planning Comments

There were no comments for circulation.

13. East Devon Local Plan Further Consultation

This item was deferred to the next meeting scheduled to be held on 17th June 2024.

14. Decisions

To note planning decisions made by East Devon District Council:

- a) **24/0675/FUL – 11 Townsend Avenue, Seaton** 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 – **REFUSED**.
- b) **22/1846/FUL – Land Off Gosling Walk, Harepath Road, Seaton** Construction of 4 no. dwellings – **APPROVED** with conditions
- c) **24/0521/FUL – Bay View, Highcliffe Close, Seaton** Rear & front extensions, proposed first floor addition and general re-modelling of facades. (Revisions to the existing approval 21/1826/FUL) – **REFUSED**.
- d) **24/0122/FUL – 3 Upper Churston Rise, Seaton** Demolish existing conservatory and replace with new single storey extension, convert the existing garage to form usable space – **APPROVED** standard time limit.
- e) **24/0511/FUL – 1 The Burrow, Seaton** Commercial Mechanical Extraction Unit - retrospective – **APPROVED** retrospective (conditions).

The meeting closed at 6.08pm.

Signed _____

Dated _____