

**Minutes of the Planning Committee
Meeting on Monday 7 April 2025**

Present:

Chairman: P Burrows

Councillors: K Beer, M Hartnell, J Rowland & J Russell

Officers: Town Clerk & Deputy Town Clerk

Public: No members of the public were present

207. Apologies for absence

Apologies were received and accepted from Cllr Singh

208. Declarations of Interest

There were no declarations of interest.

209. Minutes of the Planning Committee meeting held on Monday 17th March 2025

The Committee **RESOLVED** to agree the minutes of the meeting held on 17th March 2025.

(moved Cllr Rowland; seconded Cllr Beer)

210. 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.

211. 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.

212. Public Question Time

There were no questions raised by members of the public.

.Applications for consideration:

213. 25/0569/DEM Garry Mettam

**Land To The Rear Of The
Shoreline Trevelyan Road,
Seaton EX12 2NN**

Demolition of a terrace of 10
garages, located at the rear of The
Shoreline.

**Please note that this is not a
planning application.**

**The presumption is that
demolition can proceed without
requiring planning permission
unless EDDC object on grounds
of the method of demolition and
the proposed restoration of the
site.**

The Committee **RESOLVED** to propose no objection to the application but ask that a condition is attached to the granting of planning permission stating that the owners/users of the adjoining garages are notified in advance of when the demolition of the ten garages is expected to take place so that they have the opportunity to remove any belongings from their garages whilst the demolition is taking place.
(moved Cllr Rowland; seconded Cllr Burrows)

214. 25/0543/CPE Mrs Debbie Barry

**Four Ways, 42 Beer Road,
Seaton EX12 2PG**

Certificate of existing lawfulness for
existing first floor rear extension to
dwelling.

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

215. 25/0664/FUL Mrs Debbie Barry

**Four Ways, 42 Beer Road,
Seaton EX12 2PG**

Proposed single storey rear
extension and decking.

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

216. 25/0470/FUL Mr Neil Wilkins

Hook & Parrot Inn, East Walk,

Seaton EX12 2LN

Demolition of existing public house and 3 residential apartments, and construction of replacement bar/restaurant and 9 no. residential apartments, and associated works.

The Committee **RESOLVED** to propose no objection to the application but would like the following points taken into consideration when making a decision on the application and the conditions which are attached if the planning application is approved:

- To the rear of the Hook & Parrot is an area which is accessed via a driveway from Harbour Road. This area is used for the storage of waste and recycling bins. This driveway is used for the deliveries to the Coast Café and The Vault Bar. It is proposed to have a lift unit built in the area which will take up a large amount of space.
- This access route must be retained during the demolition, re-building work, and kept clear for deliveries, waste collections and emergency services.
- In the far corner of the rear yard is a small drain which can get blocked by rubbish which creates a large pool of water when it rains. This can prevent deliveries getting through and in the winter if there is a large pool of water this in turn can become a health and safety hazard.

(moved Cllr Rowland; seconded Cllr Beer)

217. 25/0327/FUL Mr Garry Mettam

**The Flat, Vintage Court, Seaton
EX12 2JZ**

Demolition of the redundant store.

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

218. Planning Comments

There were no comments for circulation.

219. Tree Preservation Orders

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

a) 24/0048/TPO – Land South Of 8 Ryalls Court, Seaton

A Tree Preservation Order (TPO) has been made and confirmed in respect of Land at 3 Durley Road, Seaton.

220. Tree Works

Notification of Tree works considered an exemption to 24/0029/TPO. Address: Land rear of 24 Ryalls Court, Seaton, EX12 2HJ

5 day notice: Remove 1 x cracked, windblown, detached Monterey Cypress branch found in the lower canopy from the past storms, making 1 x 30 cm in diameter cut. Remove deadwood. Application closed. Decision issued on 20 March 2025.

221. Decisions

To note planning decisions made by East Devon District Council:

- a) **25/0185/FUL – 30 Durley Road, Seaton** Proposed demolition of existing conservatory to allow for new replacement single storey rear extension, and rear extension to detached garage to create garden room – **APPROVED** with conditions.
- b) **25/0314/FUL – 10 Ash Grove, Seaton** Single storey side extension – **APPROVED** with conditions.
- c) **25/0298/TRE – 1 Paddock Close, Seaton** T1: Monterey Cypress - radial crown lift to take the lower growth and limbs back in and away from the property's garage roof and the overhang into Wessiter's Court. To lift the crown up to 4m from ground level, target prune limbs back in by up to 3m in length and up to 75mm diameter – **APPROVED** with conditions.
- d) **25/0404/FUL – 7 Greenway, Seaton** Construction of single storey extension on side/north-east elevation forming external store (Retrospective) – **APPROVED RETROSPECTIVE (no conditions)**.
- e) **25/0301/VAR – 19 Upper Churston Rise, Seaton** Variation of conditions 2 (approved plans) and 3 (obscured glazing privacy screens) of planning permission 22/2179/FUL (Single storey rear extension with alteration to fenestration, installation and extension of balustrade on ground floor balcony, installation of render, proposed rear roof solar panels.) To facilitate changes to layout, windows and doors, stair/handrails, balustrade and omission of privacy screen on southern elevation of balcony – **APPROVED** with conditions.
- f) **24/1849/FUL – 30 & 32 Queen Street, Seaton** Proposed demolition of existing upvc conservatory and construction of single storey rear extension with roof terrace above – **REFUSED**.

The meeting closed at 5.56pm.

Signed _____

Dated _____