



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

Minutes of the Planning Committee Meeting on Monday 16 December 2024

Present:

Chairman: K Beer

Councillors: J Rowland, J Russell & A Singh

Officers: Town Clerk

Public: No members of the public were present.

As apologies for absence were received from the Chairman, Cllr P Burrows, the Vice Chairman, Cllr K Beer, took the chair and opened the meeting.

138. Apologies for absence

Apologies for absence were received and accepted from Cllr Burrows and Cllr Hartnell

139. Declarations of Interest

There were no declarations of interest.

140. Minutes of the Planning Committee meeting held on Monday 2nd December 2024

The Committee **RESOLVED** to agree the minutes of the meeting held on 2nd December 2024.

(moved Cllr Rowland; seconded Cllr Russell)

141. 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.

142. 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.

143. Public Question Time

There were no questions raised by members of the public.

Applications for consideration:

144. 24/2498/TRE Mr Aplin

Seaforth Cottage, Old Beer Road, Seaton EX12 2PZ

T1 - Yew - reduce western limb where overhanging driveway and courtyard by 3m to secondary growth points. Tip prune remaining canopy to shape accordingly. Maximum diameter of cut 50mm.

The Committee **RESOLVED** to propose no objection to the application and would support the recommendations of the East Devon District Council's Arboricultural Officer. (moved Cllr Singh; seconded Cllr Rowland)

145. 24/1849/FUL Kerri-Ann Betty

30 & 32 Queen Street, Seaton EX12 2RB

Amended plans for consultation.
**These amendments relate to
Amended existing and proposed
floor/elevations.**

Discussion took place around:

- There were no issues raised concerning the proposed construction of the single storey rear extension. However, concerns were raised relating to the proposed roof terrace. The courtyard area of the building is a small, enclosed space and the proposed height of the walls for the rear extension and roof terrace will encroach on the amenities of occupiers of adjoining residential properties. The proposed roof terrace will adversely affect the amenity of occupiers of adjoining residential properties due to loss of light, loss of privacy and noise associated with the use of the roof terrace during the day and night.

The Committee **RESOLVED** to object to the amended plans for this application on the grounds of:

- The adverse effect the proposed roof terrace would have on the amenities of occupiers of adjoining residential properties by way of noise and disturbance, overlooking, loss of privacy and overshadowing and the potential for overdevelopment on the rear courtyard area of the property.
- (moved Cllr Beer; seconded Cllr Rowland)

146. 24/2544/DOC W & L South Coast Investments Ltd

Hook & Parrot Inn, East Walk Seaton EX12 2LN

Discharge of Condition for 21/0891/FUL: Condition 3 (CMP), Condition 5 (Storm Drainage), Condition 6 (Archaeology), Condition 7 (Contamination), Condition 9 (Materials)

Discussion took place around:

- Committee welcomed this application but could not believe that approval for the demolition of the existing public house and three residential apartments and construction of a replacement bar/restaurant and nine apartments was given approval in February 2022 which is nearly three years ago.
- One of the conditions attached to the granting of planning permission for application 21/0891/FUL was that the construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. In the Construction Management Plan submitted by the applicant for this latest application it now states on Page 4 under Site Hours that construction activities will be carried out Monday to Friday 7.30am to 6.00pm and 7.30am to 1.00pm Saturdays. No work on Sundays or Bank Holidays. Although the Committee welcomed this application and hopes a start on the development is made very soon, they could not support the amended hours for construction working submitted with the current application.

The Committee **RESOLVED** to support the discharge of conditions for this application, but the site construction hours must remain as stated in the granting of planning permission for application 21/0891/FUL which are 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays so that the amenity of occupiers of adjoining residential properties re not adversely affected by the construction of this development. Cllr Russell supported the discharge of conditions for the application but did not support the proposal for the construction hours to remain as stated for application 21/0891/FUL rather than those stated for the current application.
(moved Cllr Rowland seconded Cllr Beer)

147. Planning Comments

There were no comments for circulation.

148. Decisions

To note planning decisions made by East Devon District Council:

- a) **24/2176/TRE – Hamilton Lodge, Colyford Road, Seaton T1, Oak : 10-15% crown reduction via thinning. Maximum diameter of cuts, 60-70mm. – REFUSED.** The oak



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tree in the application is easily visible from the public realm and makes a valuable addition to amenity and to the character of the locality. The proposed pruning of the tree has not been justified in the application and, due to the size of the proposed pruning cuts, would detract from the appearance of the tree and the amenity it provides. The harm is considered not to be justified and the Council refuses consent for the proposed works

- b) **24/2327/FUL – 18A Durley Road, Seaton** Proposed single storey rear extension – **APPROVED** with conditions.
- c) **24/2599/NMA – 1 Greenway, Seaton** Minor amendment for 23/0302/FUL : Proposed external material upgrade – **APPLICATION CLOSED.**

The meeting closed at 5.55pm.

Signed _____

Dated _____

13/11/25