



Marshlands Centre, Harbour Road
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Town Mayor: Cllr Amrik Singh
Town Clerk: Julia Mutlow

**Minutes of the Planning Committee
Meeting on Monday 16 September 2024**

Present:

Chairman: P Burrows

Councillors: K Beer, A Singh & J Russell

Officers: Town Clerk

Public: Two members of the public were present

54. Apologies for absence

Cllrs Hartnell and Bowman sent their apologies saying they might be late in getting to the meeting.

55. Declarations of Interest

There were no declarations of interest.

56. Minutes of the Planning Committee meeting held on Monday 29th July 2024

The Committee **RESOLVED** to agree the minutes of the meeting held on 29th July 2024.
(moved Cllr Beer; seconded Cllr Russell)

57. 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.

58. 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.

4

59. Public Question Time

Two members of the public spoke on planning application 24/1593/FUL – Land At Rear Of Chestnut House, Bunts Lane, Seaton and raised the following points:

- There has been a determined effort from the owner of this plot to get access to it via Bunts Lane. Condition 3 of planning application 15/1949/RES states that the means of vehicular access to and from the site shall be from Marlpit Lane only and there shall be no means of vehicular access to serve the site from Bunts Lane and the site shall not be occupied until the wall indicated on the southwest and northwest boundaries has been constructed. The boundary wall shall be installed and maintained in perpetuity to prevent unauthorised access to Bunts Lane.
- The addition of a third residential unit on this plot does not make the development any more acceptable. The plot can only accommodate two detached residential units. The Design and Access Statement submitted with this latest application states the proposal fits very comfortably into its location. This is simply not true as there will be little space between these three units. Once all the infrastructure is in place there will be no space around these units and it will not be in keeping with other properties in the area which have large gardens and plenty of space around them to park cars etc. Two units are the appropriate number for this size of plot.
- Drainage is a problem in this area and at certain times of the year resident's gardens can become waterlogged. South West Water have done investigations and have confirmed this plot is not suitable for soakaways.
- Vehicular access will be via an existing private drive down onto Marlpit Lane. This access is a narrow strip of land with no room to provide a passing place for vehicles to use and will be almost impossible for construction vehicles to use as it is so narrow.

Applications for consideration:


60. 24/1593/FUL

Mr David Rice

**Land At Rear Of Chestnut House,
Bunts Lane, Seaton EX12 2HU**
Erection of two detached
residential units.

Discussion took place around:

- The Committee objected to application 23/2222/FUL which were for a proposed new dwelling and associated access, drainage and landscaping works as it was thought that proposing another dwelling to be built on the eastern part of the site was overdevelopment. This current application is now proposing the erection of two units on the north-east (lower) section of the plot. The reasons which the Town Council objected to planning application 23/2222/FUL have not been addressed with this latest application except the application is now for the erection of two



detached residential units and not just one on this part of the plot. The Planning Committee considered this as overdevelopment of the north-east section of the the plot.

- The access arrangements to the plot are totally unacceptable. There will probably be at least two vehicles per dwelling which will use the previously approved access route via the existing private drive down onto Marlpit Lane. This access is very narrow and cannot accommodate two passing vehicles and no passing places are shown on any plans submitted.
- The Planning Committee proposed to object to this application for the same reasons stated in the submission objecting to planning application 23/2222/FUL with the addition that the Committee consider the erection of two detached units as overdevelopment of the north-east section of the plot and also concerns over the comments in the submitted Design and Access Statement on page 3 suggesting that they could use Bunts Lane for the other two dwellings.

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

- The same reasons that were submitted objecting to planning application 23/2222/FUL namely overdevelopment of the eastern side of the plot which would be detrimental to the amenities of occupiers of adjoining residential properties and concerns over comments made in the Design and Access Statement submitted with the application on page 3 suggesting that they could use Bunts Lane for the other two dwellings.

(moved Cllr Burrows; seconded Cllr Beer)

61. Planning Comments

Comments to be circulated in respect of planning application 24/1593/FUL.

62. Tree Preservation Orders

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

a) 24/0029/TPO – Land Rear Of 20 - 23 Ryalls Court, Seaton

A Tree Preservation Order (TPO) has been made and confirmed in respect of Land Rear Of 20 - 23 Ryalls Court, Seaton.

b) 24/0030/TPO – Land South Of 8 Ryalls Court, Seaton

A Tree Preservation Order (TPO) has been made and confirmed in respect of Land South Of 8 Ryalls Court, Seaton.

63. Decisions

To note planning decisions made by East Devon District Council:

- a) 24/1151/PDMA – 35 Queen Street, Seaton** Notification for prior approval of change of use of ground floor of building from commercial, business and service (use class



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- E) to dwellinghouses (use class C3) as a single flat application – **DECIDED** – PDMA
Prior approval granted.
- b) **24/0892/FUL – Beachcroft, Burrow Road, Seaton** Change of use from ancillary accommodation to holiday let (retrospective) – **REFUSED**.
- c) **18/2568/V106 – Land Adjacent The White House, Harepath Road, Seaton**
Application to Vary S106 agreement to planning permission 13/1091/MOUT – **DECIDED**. Legal agreement agreed and issued. No consultations were requested for this application.
- d) **24/1376/FUL – 27 Scalwell Mead, Seaton** Creation of raised terrace to side and rear gardens to create level amenity area and construction of 2m fence (retrospective) – **REFUSED**.
- e) **24/1450/FUL – 7 Summersby Close, Seaton** Proposed Driveway for disabled access – **APPROVED** – with conditions.
- f) **24/1169/DOC – 9 Meadow Avenue, Seaton** Discharge of Condition for 23/1643/RES: Condition 3 (Construction Method Statement) – **DISCHARGE OF CONDITION**.
- g) **24/1456/FUL – 2 Court Lane, Seaton** Alter and extend front canopy and new bay window to the front of the dwelling – **APPROVED** – with conditions.
- h) **24/1644/DOC – 2 Littlefields, Seaton** Discharge of condition for 24/0944/FUL: Condition 4 (surface water drainage) – **DISCHARGE OF CONDITION**.

The meeting closed at 6.01pm.

Signed

Dated

23/9/24