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Town Mayor: Cllr Amrik Singh
Town Clerk: Julia Mutlow

**Minutes of the Planning Committee
Meeting on Monday 17 February 2025**

Present:

Chairman: P Burrows

Councillors: K Beer, J Russell & A Singh

Public: One member of the public was present.

*NON-GROUP MEMBERS
WERE PRESENT*

169. Apologies for absence

There were no apologies for absence received.
Cllr Hartnell was absent.

170. Declarations of Interest

There were no declarations of interest.

171. Minutes of the Planning Committee meeting held on Monday 3rd February 2025

The Committee **RESOLVED** to agree the minutes of the meeting held on 3rd February 2025.
(moved Cllr Rowland; seconded Cllr Singh)

172. 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.

173. 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.

174. Public Question Time

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

- The access from the development onto Marlpit Lane is totally unsuitable as it is too

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narrow, has a steep gradient and where the proposed entrance and access will be is already a busy junction with limited vision where Bunts Lane and Marl pits Lane join Seaton Down Road. Seaton Down Road is one of the major roads going into the town and can get extremely busy, particularly during the summer months. Any further accesses onto Seaton Down Road at this point would be detrimental to the safe and satisfactory operation of the local highway network.

- It will be overdevelopment of the site with the proposed two dwellings and will not be in keeping with other properties in the area which are on generous sized plots. There will be little space between these three units once all the infrastructure is in place and will look cramped and out of keeping with the rest of the surrounding area.
- Concerns raised regarding the disposal of surface water which has been a problem for some time in the area. There will be a lot of hard standing once the dwellings have been built but with no allowance for the drainage of any water which is a massive problem in the area. Any surface water from this site drains down into the gardens of properties on Bunts Lane and because of the clay soil the water cannot drain away and ends up causing damage to gardens and the properties of neighbouring dwellings in Bunts Lane.

Applications for consideration:

175. 25/0185/FUL Mr Alex Mears

30 Durley Road, Seaton EX12 2HW

Proposed demolition of existing conservatory to allow for new replacement single storey rear extension, and rear extension to detached garage to create garden room.

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

176. 25/0298/TRE Mavis & Eric Bourne

1 Paddock Close, Seaton EX12 2UL

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.

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 Beer; seconded Cllr Burrows)

177. 24/1593/FUL Mr David Rice

**Land At Rear Of Bunts Lane,
Seaton EX12 2HU**
Amended plans for consultation.

Discussion took place around:

- Serious concerns were raised over the proposed access from Marlpit Lane which is only the width of a normal vehicle and also the proposed use of self-binding gravel which is normally only used for pathways in a garden setting.
- No highways consideration has been given at this stage as to the impact the proposed access will have on the pinch point where it will converge with Marlpit Lane, Bunts Lane and Seaton Down Road. Vehicles come too fast round the corner from Bunts Lane and then have to stop as traffic is coming in the opposite direction. This needs to be looked at by the County Highway Authority.
- No mention is made in any of the documents submitted with the application as to what form of heating will be installed in the proposed properties. There needs to be a requirement that new forms of heating are installed in these dwellings such as solar panels, heat pumps etc. rather than gas installations.

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

- The additional plans received which relate to surface water drainage details which show a connection to the combined sewer have not resolved the original objections the Town Council had which were submitted to East Devon District Council on 24th September 2024.
- The Town Council request that if the application is given approval a condition is attached stating that the development shall not be occupied until the post investigation assessment has been completed in accordance with the approved Written Scheme of Investigation as per the comments made by East Devon District Councils' Senior Historic Environment Officer
- The Town Council would like to see a detailed report from Devon County Highway Authority which takes into consideration all the concerns raised by local residents and the Town Council regarding the proposed access onto Marlpit Lane,

(moved Cllr Burrows; seconded Cllr Rowland)

178. Planning Comments

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

179. Decisions

To note planning decisions made by East Devon District Council:

- a) **24/2331/VAR – Tower House, 8 Ryalls Court, Seaton** Variation of Condition 2 (approved plans) on Planning Permission 23/0186/FUL (Demolition of existing single storey workshop and conservatory and construction of single storey extension, insertion of new openings, alterations to existing opening and garage and minor internal alterations to main dwellinghouse) Amended design and changes in fenestration – **APPROVED** with conditions.
- b) **24/2388/LBC – Tower House, 8 Ryalls Court, Seaton** Variation of Condition 2 (approved plans) on Listed Building Consent 23/0187/LBC (Demolition of existing single storey workshop and conservatory and construction of single storey extension, insertion of new openings, alterations to existing opening and garage and minor internal alterations to main dwellinghouse) Amended design and changes in fenestration – **APPROVED** with conditions.
- c) **24/2370/CPE – 16 Eyewell Green, Seaton** Certificate of lawfulness for existing single storey rear extension – **DECIDED** CPE approved.
- d) **24/1831/VAR – Hook and Parrot Inn, East Walk, Seaton** Variation of Condition 2 (Approved Plans) on Planning Permission 21/0891/FUL (Demolition of existing public house and 3 residential apartments and construction of replacement bar/restaurant and 9 apartments) for amended design – **APPROVED** with conditions.

The meeting closed at 6.10pm.

Signed _____

Dated _____