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Town Mayor: Cllr Amrik Singh
Town Clerk: Julia Mutlow

**Minutes of the Planning Committee
Meeting on Monday 2 December 2024**

Present:

Chairman: P Burrows

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

Other Councillors: D Haggerty & J Oldfield

Officers: Town Clerk & Deputy Town Clerk

Public: Seventeen members of the public were present.

122. Apologies for absence

There were no apologies for absence received.

123. Declarations of Interest

Cllr Hartnell declared a personal interest as a Councillor with Devon County Council (DCC) and East Devon District Council (EDDC) and also as a business owner in Seaton.

124. Minutes of the Planning Committee meeting held on Monday 18th November 2024

The Committee **RESOLVED** to agree the minutes of the meeting held on 18th November 2024.

(moved Cllr Beer; seconded Cllr Rowland)

125. 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.

126. 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

1

applications in Seaton.

127. Public Question Time

Seven members of the public spoke on planning application 24/2292/MOUT - Land Adjacent to Harepath Road, Seaton and raised the following points:

- Concerns raised relating to the impact on climate change, development of flood routes and potential flooding to nearby housing estates this proposed development will cause.
- Both reports of Devon County Council 'Assessment of flood risk from surface water and ordinary watercourses in Seaton and East Devon District Council's 'Water Cycle Study' are outstanding. No decisions about development in the north of Seaton should be made until these are to hand and carefully considered.
- Impact of the proposed development on local businesses in Seaton and the surrounding area. Damage to the environment and out of keeping with the Area of Outstanding Natural Beauty. This proposed development would draw customers away from the town centre shops. It will have a negative effect on the businesses in the town with some not surviving if this proposed development is given planning permission. Seaton Town Centre is surviving not thriving.
- Impact the large parking area will have on surface water run-off and flooding as the amount of land available to soak up rainwater etc. will be severely reduced. Detrimental impact of the development on wildlife and Seaton Wetlands.
- The claims in the submitted Design & Access Statement that pedestrian and cycle access will improve carbon emissions is rather farfetched. Most people visiting out of town shopping outlets use their own cars to get there. Only a small percentage of local people would consider walking to the proposed retail outlets. Also, many of the residents of Colyford and Seaton are elderly and would not consider walking or cycling to visit the outlets and the public transport links to Seaton are very limited.
- Possibility of anti-social behaviour in the car park at night similar to what has happened at Tesco's car park.
- Due to the number of buses that park along this part of Harepath Road during the day there will be restricted access and vision for vehicles entering and exiting the site which could be dangerous.
- Both stores will be considerably larger than the Aldi store in town.
- The Travel Plan submitted with the application suggests that people wishing to visit the stores could use the tram which travels between Seaton and Colyton, getting off at the Seaton Wetlands stop and taking a fifteen minute walk to the stores. People would not want to walk that far if they are carrying heavy bags of shopping and therefore most people visiting the stores will do so using their car.
- Given it's been twenty years since this site was designated for development

2


and Seaton Wetlands, which is in close proximity, has become such an important site for nature and conservation, should the designation of this site be reviewed as there are now Aldi and Tesco food stores in the town.

- The impact the proposed development will have on the wildlife, particularly the dormice and the bats.
- Seaton needs to move forwards. The addition of two new retail outlets on this site will be a bonus to the town, although the design could be more aesthetically pleasing as the proposed site is at one of the gateway entrances to the town.
- It will create some additional jobs but most importantly will mean that many residents who have to travel to Exmouth, Exeter and Taunton to do an M&S food shop will no longer have to do so. Having two well known stores in Seaton will bring more people into the town. It will not affect Abbott's as they cater for a completely different clientele to those who would visit The Range store who currently go out of Seaton to visit their nearest store. Similarly, it will be the same for all the fresh food shops in the town.
- The aesthetics of the proposed two stores is completely out of keeping. Big blue boxes in an area of such beauty is totally unacceptable.

128. Amendment in the order of business

Cllr Burrows proposed and the Planning Committee **RESOLVED** to suspend Standing Orders so that agenda item 10 – Land Adjacent to Harepath Road could be considered next.

(moved Cllr Singh; seconded Cllr Rowland)

Applications for consideration:

129. 24/2292/MOUT	Kilo Properties Ltd	Land Adjacent To Harepath Road, Seaton Hybrid planning application - full application for the provision of 2no. Class E retail warehouse units with external sales area and EV charging centre with capacity for 8no. spaces together with associated infrastructure onsite, to include landscaping, access, servicing and parking; outline application (with all matters reserved) for the provision of 1no. drive-thru cafe/restaurant.
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Discussion took place around:

- Current East Devon Local Plan states that land east of Harepath Road is allocated



for mixed use employment and recreation uses with the employment element taking up no more than 55% of the site. Policy E9 – Town Centre Vitality and Shopping Areas of the Local Plan says that the establishment of new shops which are outside defined town centres or which would extend the shopping areas will not be permitted if they would harm the convenience, vitality or viability of the town centre.

- This is a reasonable application and will bring people into Seaton. It does not help that many of the Consultees who are professionals and have a wealth of knowledge have not yet submitted a response to the application.
- The proposed application has the potential to create a number of jobs for local people. However, there will be a negative impact on the bat population of the area. The proposed stores will generate a lot of artificial lighting well on into the evening which would have a detrimental affect on the bat population which uses this area as a Foraging Habitat and a Commuting Route on their way to and from Beer Quarry and Caves.
- There is the need to be mindful that this site has been allocated in the current Local Plan and the emerging Local Plan for mixed use employment and recreation uses along with housing.
- The affect this proposed application would have on the vitality and viability of the town centre.

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

- The application is contrary to policy E9 - Town Centre Vitality and Shopping Areas of the current East Devon Local Plan.
- The Planning Committee acknowledge the environmental impact which light pollution from the proposed development will have on the bat population which uses this area and the Seaton Wetlands Nature Reserve as a foraging habitat and a commuting route on their way to and from Beer Quarry and Caves

(moved Cllr Rowland; seconded Cllr Beer)

130. 24/2331/VAR Mr & Mrs Makemson

**Tower House, 8 Ryalls Court, Seaton
EX12 2HJ**

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.



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

131. 24/2388/LBC Mr & Mrs Makemson

Tower House, 8 Ryalls Court, Seaton EX12 2HJ

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.

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

132. 24/2370/CPE Mrs Rosie Rice

16 Eyewell Green, Seaton EX12 2BW

Certificate of lawfulness for existing single storey rear extension.

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

133. 24/2393/FUL Mr Matt Tubbs

7 Greenway, Seaton EX12 2SE

Proposed Conversion of existing integral garage into additional residential accommodation.

The Committee **RESOLVED** to propose no objection to the application with five votes in support of it. Cllr Rowland objected to the application.
(moved Cllr Burrows; seconded Cllr Singh)

134. 24/2451/TRE Mrs Helen Klarner

17 Honey Ditches Drive, Seaton EX12 2NU

T1: Oak - Fell and treat stump with eco-plugs. T2: Oak - Fell and treat stump with eco-plugs. T3: Oak - fell and treat stump with eco-plugs. The above tree works are proposed as a remedy to the differential foundation movement at the insured



