

**Minutes of the Planning Committee
Meeting on Monday 3rd February 2025**

Present:

Chairman: P Burrows

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

Officers: Deputy Town Clerk

Public: One member of the public was present.

159. Apologies for absence

Apologies for absence were received and accepted from Cllr Hartnell.

160. Declarations of Interest

There were no declarations of interest.

161. Minutes of the Planning Committee meeting held on Monday 13th January 2025

The Committee **RESOLVED** to agree the minutes of the meeting held on 13th January.

(moved Cllr Beer; seconded Cllr Rowland)

162. 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.

163. 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.

164. Public Question Time

One member of the public spoke in support of planning application 24/2594/FUL – Wessiters Cottage, 1 Marlpit Lane, Seaton and raised the following points:



- The application is for the conversion of the property which is freehold from five flats into two residential properties. The fifth flat has been uninhabitable for a number of years.
- The property has been on the market for over a year and the applicant gave a brief history of the property. The applicant and her friend have purchased Wessiters Cottage so it can be converted back into two residential dwellings for them to live in.
- The applicant feels the conversion of the property into two dwellings will really improve the area with a reduction in the amount of traffic coming and going from the property and they have the overwhelming support of all the neighbours.

Applications for consideration:

165. 24/2594/FUL Julie Clark & Juliet Rudkin

Wessiters Cottage, 1 Marlpit Lane, Seaton EX12 2HH

Proposed amalgamation of 5 flats to 2 independent residential dwellings.

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

165. 24/2715/FUL Mr Charles Hankin

34 Queen Street, Seaton EX12 2RB

Change of use for rear only of shop into a flat, and creation of 2no. flats from existing single flat. Enlarged dormers, changes in fenestration, and associated external works

The Committee **RESOLVED** to propose no objection to the application providing that evidence has been submitted to the district council that clearly demonstrates there is no longer a need for the retail space at the rear of the premises and that the building or site has been marketed for at least 12 months at a realistic price without interest as per Planning Policy E10 - Primary Shopping Frontages of the current East Devon Local Plan.
(moved Cllr Beer; seconded Cllr Russell)

166. 24/1849/FUL Kerri-Ann Betty

30 & 32 Queen Street, Seaton EX12 2RB

Amended plans for consultation.
These amendments relate to Additional information/amended plan.

Having studied the amended plans and the additional information submitted for this application which clearly shows that the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties and the scale, massing, density, height, fenestration and materials of the extension relate well to their context and would not affect the amenities of occupiers of adjoining residential properties the Committee **RESOLVED** to propose no objection to the application.

(moved Cllr Burrows; seconded Cllr Rowland)

167. Planning Comments

There were no comments for circulation.

168. Decisions

To note planning decisions made by East Devon District Council:

- a) **24/2352/TRE – Little Withylake, Seaton Down Hill, Seaton T1**, Ash: removed down to ground level – **DECIDED** split decision. **Permission granted for T1** ash, reduce crown to previous pruning points, as illustrated on the attached annotated photograph ref; 24/2352/TRE. **Permission refused for T1**, Ash: removed down to ground level. The subject tree is a mature specimen that can be seen easily from the public realm and makes a strong contribution to public amenity and to the character of the locality. The proposed felling of the tree would be harmful to amenity and is considered not to be sufficiently justified, alternative management works to reduce the crown of the tree are feasible, together with ongoing monitoring and recording of the tree's condition during the summer months.
- b) **24/2498/TRE – Seaforth Cottage, Old Beer Road, Seaton T1** - Yew - reduce western limb where overhanging driveway and courtyard by 3m to secondary growth points. Tip prune remaining canopy to shape accordingly – **APPROVED** with conditions.
- c) **24/2451/TRE – 17 Honey Ditches Drive, Seaton 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 property and to ensure the long-term stability of the building – **APPROVED** with conditions.
- d) **25/0151/PRETDD – Lyme Bay Storage Ltd, Fosseyway Park, Harepath Road, Seaton** 5 day notice: Removal of a Leyland Cypress – **APPLICATION CLOSED**.
- e) **24/2598/FUL – 1 Greenway, Seaton** Proposed external materials change – **APPROVED** with conditions.



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Town Mayor: Cllr Amrik Singh
Town Clerk: Julia Mutlow

The meeting closed at 5.56pm.

Signed _____

Dated _____