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Town Mayor: Cllr Amrik Singh  
Town Clerk: Julia Mutlow

**Minutes of the Planning Committee  
Meeting on Monday 8 July 2024**

**Present:**

**Chairman:** P Burrows

**Councillors:** K Beer, H Boehm, M Hartnell & J Russell

**Other Councillors:** N Dyke & C Wood

**Officers:** Town Clerk

**Public:** Thirty three members of the public were present

**28. Apologies for absence**

Apologies for absence were received and accepted from Cllr Bowman & Cllr Singh.

**29. Declarations of Interest**

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

Cllr Burrows declared a personal interest in respect of application 24/1151/PDMA, 35 Queen Street, Seaton EX12 2NY. He would not take part in the debate or vote on this application and would leave the meeting for the duration of the discussion and vote on the application.

**30. Minutes of the Planning Committee meeting held on Monday 17<sup>th</sup> June 2024**

The Committee **RESOLVED** to agree the minutes of the meeting held on 17<sup>th</sup> June 2024.

(moved Cllr Russell; seconded Cllr Beer)

**31. 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

**32. Environment Policy**

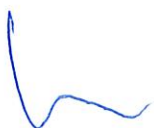
Members are reminded that in reaching decisions they should take into consideration the Town Council's Environment Policy that the Planning Committee will consider

sustainability, environmental impact and biodiversity when commenting on planning applications in Seaton.

### 33. Public Question Time

Seven members of the public spoke on planning application 22/2781/MOUT - Land Adjacent to Harepath Road, Seaton and raised the following points:

- Need to respect creation. Biodiversity affects land, air, rivers, oceans, and mankind.
- Need to rebalance the use of existing housing and rehabilitate it to be more energy efficient. New builds need to be high quality, energy efficient, meet diverse needs – single through multi-generational occupancy, disabled friendly and hybrid working. This proposal does not meet these needs. These latest amendments do not use up to date data to inform drainage design and flood risk assessment.
- Who is going to be responsible for the management of the common areas of the estate once completed.
- The Green Wedge is prime quality agricultural land which could be used to grow crops or for the grazing of livestock. There are brownfield sites which should be developed instead of building on this piece of excellent agricultural land.
- Seaton suffers from flash flooding which gravitates towards the town centre. This development will only increase flooding as there will be no fields left to soak up any rainwater.
- The plans are still showing an access and entry point onto Colyford Road which is much nearer to the cemetery entrance than previously shown. This road is narrow, unlit and bendy with no pavement in parts and is incapable of carrying the extra volume of traffic this development will generate. It is already hazardous for drivers turning right into the cemetery and Seaton Wetlands.
- The plans show a throughfare connecting Colyford Road to Harepath Road. This road will end up as a cut through route for drivers which would be detrimental to the safety of vehicles using Colyford Road. No traffic should be allowed to enter or exit the site from Colyford Road.
- Colyford Road cannot cope with the traffic which already uses it. During the construction phase large vehicles will be coming and going from the site and will find it impossible to enter and exit the site from Colyford Road safely as it is too narrow to accommodate these large vehicles.
- A dark corridor is shown running north to south on the amended plans. This Bat Corridor will be ineffectual as Bat flypasts run west to east to their foraging grounds at the wetlands and their hibernating site at Beer Quarry Caves.
- Social housing is needed in Seaton and this should be built on brownfield sites in the town.
- The proposed removal of a large section of hedgerow, H12, to allow an internal





road to cut through the site will adversely affect the integrity of the site as this hedgerow is a priority habitat as are most hedgerows in Devon.

- It is desirable that the hedgerow H12 should be retained. However, the destruction of the natural environment which this development will cause and the impact it will have on the wetlands and the erosion of the Green Wedge cannot be compensated by the retention of hedgerow H12.

#### 34. Amendment in the order of business

Cllr Burrows proposed and the Planning Committee **RESOLVED** to suspend Standing Orders so that agenda item 9 – Land Adjacent to Harepath Road could be considered next.

(moved Cllr Burrows; seconded Cllr Beer)

#### Applications for consideration:

##### 35. 22/2781/MOUT Baker Estates Ltd

**Land Adjacent to Harepath Road,  
Seaton EX12 2WH**

Amended plans for consultation.

**These amendments relate to  
Revised concept masterplan,  
landscape strategy, sections and  
lighting information.**

Discussion took place around:

- Exit from the proposed development onto Colyford Road and the presumption that this access point will cross the site and exit onto Harepath Road. The Planning Committee is totally opposed to this as was discussed at a Planning Meeting held on 14 August 2023 and raised in the Town Councils' submission to East Devon District Council dated Friday 18 August 2023.
- Should reiterate the points raised in comments submitted to East Devon District Council on 18 August 2023 and 10 November 2023.
- The County Highway Authority has stated that it has been accepted to avoid cut-through's that there will be no through-route of Harepath Road - Colyford Road for this site.

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

- The plans are still showing an access and entry point onto Colyford Road which is one of the main routes leading into Seaton. This road is narrow and bendy with no pavement in parts and is incapable of carrying the extra volume of traffic this development will generate.
- The plans show what looks like a thoroughfare connecting Colyford Road to Harepath Road. This road will end up as a cut through route for drivers which would



be detrimental to the safety of vehicles using Colyford Road. No traffic should be allowed to enter or exit the site from Colyford Road.

- The County Highway Authority commented on Tuesday 12 September 2023 that it has been accepted to avoid cut-through's that there will be no through-route of Harepath Road - Colyford Road for this site.
- Reiterate the points raised in comments submitted to East Devon District Council on 18 August 2023 and 10 November 2023.

The Committee **RESOLVED** with one abstention (Cllr Hartnell) to object to the amended plans submitted for this application as detailed above along with the objections submitted to East Devon District Council on 18 August 2023 and 10 November 2023.  
(moved Cllr Burrows; seconded Cllr Beer)

**36. 24/0944/FUL Mr & Mrs Robert & Annettee Lewis 2 Littlefields, Seaton EX12 2BZ**  
Demolition of conservatory and erection of rear single storey extension with raised patio area.

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

Cllr Burrows left the room and the Vice Chairman, Cllr Beer, took the chair for the following application.

**37. 24/1151/PDMA Christina & Kevan Maguire 35 Queen Street, Seaton EX12 2NY**  
Notification for prior approval of change of use of ground floor of building from commercial, business and service (use class E) to dwellinghouses (use class C3) as a single flat.

Discussion took place around:

- Would prefer that the ground floor of the premises were kept as a retail outlet rather than residential accommodation.
- The town needs more shops and trading outlets rather than less.
- Has it been proved that there is no longer a need for the retail outlet and has it been marketed for at least twelve months at a realistic price with no interest.

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

- The ground floor shop should be kept as a retail outlet. Seaton needs more shops.





- It would be another retail outlet lost in Seaton which would harm the convenience, vitality and viability of the town centre.
  - There has been no evidence submitted which proves there is no longer a need for the retail outlet and that it has been marketed for at least twelve months at a realistic price with no interest.
- (moved Cllr Beer; seconded Cllr Boehm)

Cllr Burrows returned to chair the meeting.

### 38. Planning Comments

Comments to be circulated in respect of applications 22/2781/MOUT and 24/1151/PDMA.

### 39. Decisions

To note planning decisions made by East Devon District Council:

- a) **24/0642/FUL – Marrick, Bunts Lane, Seaton** Construction of extension to garage – **APPROVED** with conditions.
- b) **24/0167/FUL – Beaumont, Castle Hill, Seaton** Change of use of former guest house (Use Class C1 Hotels) to form single independent dwellinghouse (Use Class C3 Dwellinghouses) – **REFUSED**.
- c) **24/0164/FUL – 15 Harepath Road, Seaton** Planning permission and listed building consent for the demolition of a section of boundary wall, creation of access and parking space, construction of retaining walls and installation of an electric car charging unit to the front, east, elevation – **REFUSED**.
- d) **24/0165/LBC – 15 Harepath Road, Seaton** Listed building consent for the demolition of a section of boundary wall, creation of access and parking space, construction of retaining walls and installation of an electric car charging unit to the front, east, elevation – **REFUSED**.
- e) **24/1048/FUL – Gommes, 11 Harepath Marlpit Lane, Seaton** Demolish chimney stack, insert Velux roof windows into pitched roofs – **APPROVED** standard time limit.

The meeting closed at 6.20pm

Signed \_\_\_\_\_

Dated 20/7/24

