

**Minutes of the Planning Committee
Meeting on Monday 2nd February 2026**

Present:

Chairman: J Rowland

Councillors: P Wright

Officers: Town Clerk & Planning Committee Clerk

Public: Several members of the public were present.

86. Apologies for absence

Apologies for absence were received and accepted from Cllr Burrows, Cllr Hartnell, Cllr Pengelly and Cllr Singh.

87. Declarations of Interest

There were no declarations of interest.

88. Minutes of the Planning Committee meeting held on Monday 19th January 2026

The Committee **RESOLVED** to agree the minutes of the meeting held on 19th January 2036
(moved Cllr Wright; seconded Cllr Rowland)

89. 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.

90. 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.

91. Public Question Time

There were no questions raised by members of the public.

Due to there being only two members of the Planning Committee present the meeting was deemed to be inquorate. It was **RESOLVED** to propose that planning applications 26/0007/VAR, 25/2642/FUL and 26/0053/FUL be referred to and considered at the Council meeting.
(moved Cllr Rowland; seconded Cllr Wright)

92. Decisions

To note planning decisions made by East Devon District Council:

- a) **25/2557/TRE – The Old School House, 27 Ryalls Court, Seaton** T1: Ash - prune the crown height and spread by 20%, removing the end weight and leverage of all branches which are growing out and over the public highway and footpath of Ryalls Court. Removing branch lengths of up to 2m and making pruning cuts of up to 75mm. in diameter. T2: Oak - remove the end weight and leverage of all branches which are growing out and over the public highway and footpath of Ryalls Court. Removing branch lengths of up to 3m and making pruning cuts of up to 100mm in diameter – **DECIDED SPLIT DECISION. Permission granted for** T1: Ash - Crown clean, to the removal of poorly formed, suppressed, or crossing branches, in order to improve crown structure while retaining the tree's form. The crown clean will be restricted to the removal of no more than 10% of the tree's total folia area. T2: Oak - Crown lift to provide up to 5m clearance over the public highway. **Permission refused for** T1: Ash - prune the crown height and spread by 20%, removing the end weight and leverage of all branches which are growing out and over the public highway and footpath of Ryalls Court. Removing branch lengths of up to 2m and making pruning cuts of up to 75mm. in diameter. T2: Oak - remove the end weight and leverage of all branches which are growing out and over the public highway and footpath of Ryalls Court. Removing branch lengths of up to 3m and making pruning cuts of up to 100mm in diameter.
The proposed works would result in an unnecessary and excessive loss of foliage, causing harm to the health and long-term form of the trees and likely to stimulate dense and unattractive regrowth, requiring ongoing management. The works would therefore cause unjustified harm to the amenity of the trees and the wider area. Lesser, proportionate works have been approved to allow reasonable management.
- b) **25/2506/TRE – 13 Honey Ditches Drive Seaton** T2, Oak : Suggested works: Reduce southern canopy by 3 metres with a maximum diameter of cuts (MDC) of 75mm. Reduce northern canopy by 2 metres, MDC 50mm. Rationale: To limit forces exerted on decayed lower stem (see photos provided) and hopefully preserve the tree for a longer time to come. T5, Hawthorn : Suggested works: Fell to near ground level Rationale: Tree is heavily leaning with poor crown density and limited amenity value. Past partial structural failure. See photos. T7, Oak : Suggested works: Reduce decayed lowest extending secondary easterly limb by 4 metres, MDC 100mm. Rationale: Branch exhibits decay and should be removed for safety (see photos) –

DECIDED SPLIT DECISION. Permission granted for T2, Oak: Suggested works: Reduce southern canopy by up to 2 metres with a maximum diameter of cuts (MDC) of 50mm. Reduce T5, Hawthorn: Fell to near ground level T7, Oak: Reduce decayed lowest extending secondary easterly limb by 4 metres, MDC 100mm..**Permission refused for T2, Oak :** Suggested works: Reduce southern canopy by 3 metres with a maximum diameter of cuts (MDC) of 75mm. Reduce northern canopy by 2 metres, MDC 50mm. Reason: The tree contributes to the amenity and character of the area. The full extent of these works will be detrimental to the amenity of the tree. Insufficient justification has been proposed to support the proposed works. The tree appears to be in good physiological condition and capable of producing adaptive growth to support its structure, despite the leaning stem, presence of historic bark damage and decayed sapwood. Lesser works have been allowed to manage the crown of the tree where it overhangs the roof of the dwelling.

- c) **25/1811/DOC – 27 Queen Street Seaton Devon** Discharge of conditions for 25/0097/LBC : Condition 3 (windows) – **WITHDRAWN.**

The meeting closed at 5.53pm.

Signed _____

Dated _____