

NOTICE

To: All Members of the Planning Committee

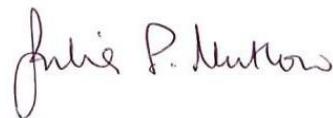
**Planning Committee Meeting of Seaton Town
Council on Monday 19th January 2026 at
6.00pm**

14th January 2025

You are hereby summoned to attend the above meeting to be held on **Monday 19th January 2026 at 5.45pm at Marshlands Centre, Harbour Road, Seaton, EX12 2LT**.

It is proposed that the matters set out on the agenda below will be considered at the meeting and resolution or resolutions passed as the Council considers appropriate.

This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.



Julia Mutlow
Town Clerk

AGENDA

1. Apologies

To receive apologies for absence

2. Declarations of Interest

To receive Declarations of Interest

3. Minutes

To confirm the minutes of the Planning Committee meeting held on Monday 6th October 2025.

4. District Council Members

It is 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 made available to the Town/Parish 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.

5. 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.

6. Public Question Time

To allow questions or reports from members of the public

Applications for consideration:

7. 24/2292/MOUT Kilo Properties Ltd

Land Adjacent To Harepath Road, Seaton

Amended plans for consultation.
These amendments relate to:
Amended and additional documents received 11/12/2025.

PLEASE NOTE THE PLANNING COMMITTEE WILL ONLY DISCUSS AND VOTE ON THE LISTED AMENDEMENTS FOR THIS APPLICATION.

8. 25/2586/LBC Ms Sam Hawker

27 Queen Street, Seaton EX12 2NY

Replace 3no. sash windows & 1no. bay window at first floor & 1no. bay windows at ground floor and cills.

9. 25/2540/FUL Messrs A Cozens, R Fellingham and S Gould

35, 37 And 39 Seaton Down Road, Seaton EX12 2SB

Formation of access and parking and associated hardstandings, creation of pathways and steps and works of wall construction to retain gardens.

10. 25/2477/FUL Ms Lisa Lyman

13 Honey Ditches Drive, Seaton EX12 2NU

Proposed garage conversion, front

porch extension and decking.

11. Planning Comments

To agree planning comments for circulation.

12. East Devon Heritage Strategy (2024-2042) Consultation

To consider whether the Town Council wishes to submit any comments relating to the East Devon Heritage Strategy (2024-2042).

<https://eastdevon.gov.uk/planning/planning-policy/heritage-and-conservation/heritage-strategy-2024-2042-public-consultation/>

13. Decisions

To note planning decisions made by East Devon District Council:

- a) **25/1019/FUL – Land At Whitecross Farm, Colyford Road, Seaton** Widen path and improve visibility of existing access to farm (renewal of planning permission 22/0282/FUL) – **APPROVED** with conditions.
- b) **25/1844/DOC – 29 Poplar Tree Drive, Seaton** Discharge of Condition for 23/2575/FUL: Condition 3 (Cladding) – **Condition 3 – Discharged in full on 1 October 2025.**
- c) **25/1777/FUL – Tesco Stores Ltd, Swan Road, Seaton** Proposed new click and collect parking and double canopy above finished in Red RAL 3020, with galvanized steel post for support and 11x new bollards – **APPROVED** with conditions.
- d) **25/1723/TRE – 19 Riverdale Orchard, Seaton** T1: Oak - crown reduction by 1m and thinning by 10% by removing small branches – **APPROVED** with conditions.
- e) **25/1725/TRE – 4 Couchill Drive, Seaton** Oak - Undertake the selective pruning works as set out within the Pruning Summary detailed in Section 7 of the East Devon Tree Care report dated 02.09.2025 – **APPROVED** with conditions.
- f) **25/1666/FUL – Four Gables, Highcliffe Close, Seaton** Proposed single storey extension on the West elevation, raising of roof, replacing flat roof with pitched roof, addition of stone cladding and construction of raised rear terrace – **APPROVED** with conditions.
- g) **25/1276/FUL – Marine Place Roundabout, Marine Crescent, Seaton** Temporary use of land (between the months of March and October) for siting of 4 no. raised on-street seating areas and 3 no. planters – **APPROVED** with conditions.
- h) **25/1801/ADV – Unit A, Marine Place, Seaton** 2no external illuminated fascia signs,

- i) 2 no external illuminated projecting signs, 3no non-illuminated signs positioned on front door (opening hours sign, CCTV sign, DDA sign), 3no illuminated posters inside shopfront window, 1no Vinyl community message – **APPROVED** with conditions.
- j) **25/1800/FUL – Unit A, Marine Place, Seaton** Installation of an ATM accessible from the side elevation, replacement of side window to allow for the ATM. Existing louvre apertures on the side elevation to be enlarged allowing for larger extract louvres and siting of a new AC condenser – **APPROVED** with conditions.
- k) **25/0470/FUL – Hook And Parrot Inn, East Walk, Seaton** Demolition of existing public house and 3 residential apartments, and construction of replacement bar/restaurant and 9 no. residential apartments, and associated works – **APPROVED** with conditions.
- l) **25/2060/CPL – 38 Scalwell Park, Seaton** Certificate of Proposed Lawful Development for a loft conversion and construction of a rear dormer – **CPL APPROVED PART 1.**
- m) **25/2053/FUL – 16 Littlefields, Seaton** Single storey extension to the rear of the property – **APPROVED** with conditions.
- n) **25/2051/FUL – 68 Scalwell Lane, Seaton** Demolition of garage, construction of new garage; extension of first floor, existing half-hipped roof replaced with new gable ends and construction of new pitched roof incorporating rooflights and PV panels; changes in fenestration, construction of canopy above entrance on west elevation, and inset balcony with glass balustrading on east (rear) elevation; external finishes including painted render, vertical cladding, and stone slip details; new raised terrace with glass balustrading to rear – **APPROVED** with conditions.
- o) **25/2228/CPL – 13 Honey Ditches Drive, Seaton** Certificate of Lawful Development for Proposed single storey rear extension – **REFUSED CPL Refuse Part 1.**
- p) **25/2347/TCA – Lyndhurst, Manor Road, Seaton** Box Elder - prune back the height by approximately 4m and the crown to approximately 3m at its widest point. – **APPROVED TPO Not Required.**
- q) **25/2392/CPL – 14 Honey Ditches Drive, Seaton** Certificate of lawful development for single storey extension (in place of existing conservatory) – **REFUSED CPL Refuse Part 1.**
- r) **25/2238/TRE – 63 Wychall Park Seaton Devon** T1: Yew - fell – **DECIDED** split decision. **Permission granted for T1**, Oak: Crown reduction of the tree's southern aspect where it overhangs 63 Wychall Park. Reduce crown by approximately 1.0 m, achieved by removing branch lengths of up to 2 m, with average pruning cuts of 40

mm diameter and a maximum cut size not exceeding 50 mm diameter. **Permission refused for T1**, Oak : reducing portion of canopy overhanging 63 Wychall Park only, reducing limbs back by up to approximately 2000mm with cut diameters up to 50mm. Reduction will be faded out at boundary line and also into un-reduced top of canopy to retain a natural look, so as there is not a distinct line between reduced and not reduced portions of the canopy. The tree contributes significantly to the amenity and character of the area. The proposed works could result in excessive removal of foliage, leading to dense, unattractive regrowth. A lesser, more sensitive pruning specification has been approved to allow reasonable management of the tree while maintaining its amenity value.

s) **26/0028/DOC – 16 Townsend Avenue Seaton** Discharge of Condition for 21/1672/FUL: Condition 3 (timber cladding details) – **Discharge of condition.**

Applications and plans are available for inspection on East Devon District Council's website www.eastdevon.gov.uk Applications and plans are also available to view at the offices of Seaton Town Council, Marshlands, Harbour Road, Seaton, between 9.00am and 1.00pm, Monday to Thursday. Any written representations received at the Town Council Offices before 9.30am on the day of the meeting will be considered by the Committee.