

NOTICE

To: All Members of the Planning Committee

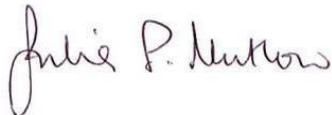
**Planning Committee Meeting of Seaton Town
Council on Monday 1st September 2025 at 5.45pm**

27th August 2025

You are hereby summoned to attend the above meeting to be held on **Monday 1st September 2025 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 7th July 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. 25/1666/FUL Mr Stuart Taylor

Four Gables, Highcliffe Close, Seaton EX12 2QA

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.

8. Planning Comments

To agree planning comments for circulation.

9. Tree Preservation Orders

To note Tree Preservation Order confirmed by East Devon District Council:

a) 25/0014/TPO – Land South Of 8 Ryalls Court, Seaton

A Tree Preservation Order (TPO) has been made and confirmed in respect of Land South of 8 Ryalls Court, Seaton.

10. Decisions

To note planning decisions made by East Devon District Council:

a) 25/1004/ADV – 27 Fore Street, Seaton Proposed tablet to be placed around existing ATM – **APPROVED** with conditions.

b) 25/1311/NMA – 3 Rowan Drive, Seaton Minor amendment for application 23/0631/FUL: changes to fenestration and external materials – **AMENDMENT APPROVED**.

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- c) **25/0543/CPE – Four Ways, 42 Beer Road, Seaton** Certificate of existing lawfulness for existing first floor rear extension to dwelling – **CPE APPROVED**.
 - d) **25/0327/FUL – The Flat, Vintage Court, The Square, Seaton** Demolition of the redundant store – **APPROVED** with conditions.
 - e) **25/0968/MFUL – Seaton Hole Beach, The Esplanade, Seaton** Repair works including: rock revetment repairs and upgrades; gabion repairs and upgrades; and minor patch and repair work of the Check House wall – **APPROVED** with conditions.
 - f) **25/1273/CM – Sir Walter Trevelyan Building, Fore Street, Seaton** Consultation request: Change of use of a building from childcare (Use Class E) to an educational use (Use Class F.1(a)) and external alterations to the building, landscaping, boundaries, access and parking – **DECIDED DCC Application – Objection Raised**.
 - g) **25/0831/FUL – Royal Mail Seaton Delivery Office, 45 Queen Street, Seaton** Proposal to replace 14no. metal framed windows for new PVC-u on the north/side and east/rear elevations (like for like in colour and close match to the existing style) – **APPROVED** standard time limit.
 - h) **25/0750/FUL – Barnards, Harepath Hill, Seaton** Construction of 1 no. self build dwelling and associated works – **APPROVED** with conditions.
 - i) **25/0275/NMA – Fosseway Court, Seaton** Minor amendment for 14/0187/MFUL : Addition of west elevation - block 2 elevations proposed and existing to show required steel frame – **APPLICATION CLOSED – NON-MATERIAL AMENDMENT NOT ACCEPTABLE**.
 - j) **25/1347/TRE – Hillbourne House, Seaton Down Hill, Seaton** T1: Yew - fell – **DECIDED** split decision. **Permission granted for T1**, Yew: Crown lift to provide up to 2 metres clearance above ground level. **Permission refused for T1**: Yew – fell. The tree already makes a positive contribution to the amenity of the local area, with considerable potential for future growth and increased prominence as a landscape feature. There is ample space available on site for fruit tree planting without necessitating the removal of the yew tree.
 - k) **25/1348/TRE – Hillside, Harepath Road, Seaton** T1, Beech: 2-3m crown reduction – **DECIDED** split decision. **Permission granted for T1**, Beech: Crown reduction by up to 1.5 metres, resulting in a retained tree with a height of 14 metres and a crown radial spread of 5.5 metres. All pruning cuts shall be limited to a maximum diameter of 50 mm. The works will ensure the retention of a natural crown form. **Permission refused for T1**, Beech: 2-3m crown reduction. The proposed 3 metre crown reduction is considered excessive and would likely impose unnecessary

physiological stress on a tree already showing signs of post-development stress, including crown thinning. Lesser works have been approved to allow reasonable management of the tree while safeguarding its health, structure, and amenity value.

- l) 25/1427/TRE – 9 Garrett Close, Seaton T1, Ash :** reduce in height and spread by 3 -4m to suitable live growth – **REFUSED** –The tree makes a valuable contribution to the amenity and character of the local area. No evidence has been submitted to demonstrate that the tree is sufficiently decayed to justify the physiological harm that would result from the proposed crown reduction works.
- m) 25/1747/DOC – Seaton Hole Beach, The Esplanade, Seaton** Discharge of Condition for 25/0968/MFUL: Condition 4 (Construction Traffic Management Plan), Condition 5 (Construction Phase Plan), Condition 6 (Site Waste Management Plan) and Condition 8 (Construction Environmental Management Plan) – **CONDITION 4 – DISCHARGED IN FULL.**
- n) 25/1731/DOC – Seaton Hole Beach, The Esplanade, Seaton** Discharge of condition for 25/0968/MFUL: Condition 3 (Materials), Condition 7 (HMMP) and the statutory Biodiversity Gain Plan condition – **CONDITION 7 – DISCHARGED IN FULL.**
- o) 24/2711/ADV – Tesco Stores Ltd, Swan Road, Seaton** Proposal to install 3no illuminated Fascia signs, and 4no non-illuminated Aluminium Panels – **WITHDRAWN.**

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 2.00pm, 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.