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**NOTICE**

**To: All Members of the Planning Committee**

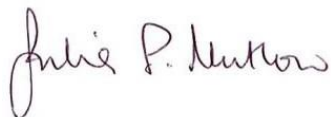
**Planning Committee Meeting of Seaton Town  
Council on Monday 2<sup>nd</sup> February 2026 at  
5.45pm**

**28<sup>th</sup> January 2026**

You are hereby summoned to attend the above meeting to be held on **Monday 2<sup>nd</sup> February 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 19<sup>th</sup> January 2026.

**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. 26/0007/VAR     Mr Terry Whittingham**

#### **Hook & Parrot Inn, East Walk, Seaton EX12 2LN**

Variation of Condition 2 (approved plans) on planning permission 25/0470/VAR (demolition of existing public house and 3 residential apartments, and construction of replacement bar/restaurant and 9 no. residential apartments, and associated works), to change internal works so all flats are facing the sea.

#### **8. 25/2642/FUL     John Billingham**

#### **14 Honey Ditches Drive Seaton EX12 2NU**

Proposed single storey extension (in place of existing conservatory).

#### **9. 26/0052/FUL     Mr G Williams**

#### **Foxfield 92 Beer Road Seaton EX12 2PT**

Demolition of existing dwelling, construction of a single replacement dwelling.

## **10. Planning Comments**

To agree planning comments for circulation

## 11. 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**.

Applications and plans are available for inspection on East Devon District Council's website [www.eastdevon.gov.uk](http://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.