

DRAFT MINUTES

Minutes of the Planning Committee Meeting on Monday 19 January 2026

Present:

Chairman: P Burrows

Councillors: M Hartnell, T Pengelly, J Rowland & P Wright

Officers: Town Clerk

Public: Several members of the public were present.

73. Apologies for absence

Apologies for absence were received and accepted from Cllr Singh.

74. Declarations of Interest

Cllr Hartnell declared a personal interest as an East Devon District Councillor (EDDC). Cllr Burrows declared a personal interest in respect of application 25/2586/LBC 27 Queen Street, Seaton as he used to own 31 Queen Street which shares a party wall with 27 Queen Street, Seaton.

75. Minutes of the Planning Committee meeting held on Monday 6th October 2025

The Committee **RESOLVED** to agree the minutes of the meeting held on 6th October 2025.

(moved Cllr Hartnell; seconded Cllr Burrows)

76. 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.

77. 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.

78. Public Question Time

Three members of the public spoke on planning application 24/2292/MOUT - Land Adjacent to Harepath Road, Seaton and raised the following points:

- The three adjacent developments proposed for land adjacent to Harepath Road have SUDS drainage plans proposed for surface water that will discharge into a watercourse running north of Fosseyway Park, Primrose Way and Buttercup Close. There are many owners responsible for this watercourse that drains into the Wetlands who must be consulted as the likelihood of flooding downstream will increase.
- In normal circumstances discharge of surface water from the attenuation basin at the southeast of the site into the watercourse is managed by a Flow Control Chamber which limits the amount of discharge. The attenuation basin has a freeboard of 300mm so should the basin overtop; water will find its own way southeast directly into the watercourse. Also, pollutants will drain directly into the watercourse south of the Range building.
- The critical watercourse is already eroding the south bank in at least one property in Buttercup Close. Consideration must be given how, especially in high intensity rainfall events, the impact of SUDS discharges from the three developments affects both the health of the watercourse and the properties of the downstream owners.
- The timing of the peak discharge flow is calculated just past the centre of the event. Recent research reveals that in 'steep, low permeability, wet' catchments (such as this one in Seaton), these events are often 'back loaded,' that means peak flow occurs towards the end of the rainfall event. The consultants should use Causeway Flow+'s software capacity to design for alternative back loaded profiles.
- Geotextiles wrapping attenuation tanks and lining the trenches under the car park carrying the perforated filter drains are likely to discharge chemicals into the wetlands.
- Foul sewage lines from the development will be plugged into the existing South West Water system. This already regularly pollutes the River Axe with combined sewer overflows. Development should not take place until the foul sewer infrastructure is upgraded.
- Positive amendments have been made to the proposed planning application but larger than standard manholes for ease of access for maintenance should be considered.
- Reports have been received from independent consultants who support Seaton Town Council's objection to this application on economic and environmental grounds. Additional reports on the retail impact of the proposed development serve to strengthen the East Devon District Council's Economic Development Team's objection to this development. As demonstrated by the Nexus report, a significant and adverse impact on Seaton's town centre offering is forecast as a result of the development, making it non-compliant with Policy E11 of the East Devon local plan.
- One retail outlet is forecast to lose approximately 40% of its trade if this

development proceeds and retail impact reports state there will be a 15% reduction in business turnover to independent businesses in the town centre if this development is approved. Currently the town centre is surviving, not thriving. This is a dangerous moment for high street shops, and they cannot afford to lose this trade to an out of town retail development.

- Rather than supporting the shops in the town centre, Seaton Chamber has sent in a letter of support for this development. Relatively few Chamber members have retail businesses directly affected by this proposal. Their letter was given as part of the planning gains which Keynote will not agree to honor without the supporting letter. This was made clear at a meeting between them and Seaton Chamber. The decision of Seaton Chamber to support this application was not taken lightly as opinions within their membership were divided. The planning gains are funding of a new path to connect the development to the existing Colyford to Seaton multi-user path which may never be built and the funding of a digital integration of this development with the town centre which will not generate enough footfall to the town to make up for the loss of trade to the shops caused by this development. They will also be a burden to whoever is expected to maintain the footpath and the digital integration.
- Many traders were under the impression that this development was coming so they thought they might as well try and get something out of it. Not all the members of Seaton Chamber support this development, and some have left because the Chamber is supporting it.
- If this application is approved, it will hit every remaining shop, café and restaurant in Seaton. With shops such as M&S, The Range and a Drive-through such as McDonalds it is not a selective impact, this is a universal impact.
- The applicant's retail impact assessment has been prepared by a London-based consultancy and appears to rely heavily on generic national data. Those figures are seriously undercut. East Devon District Council commissioned their own independent retail impact assessment and this assessment states that the loss to Seaton town centre would be far greater than the applicant wants people to believe. Some shops are forecast to lose 40% of their trade. No independent business can survive such a reduction. Along with rising rates this will result in the closure of shops and the loss of jobs in the town. Independent businesses in the town are already struggling and if the application is successful this, along with the rise in business rates, will mean some shops will survive and others will close for good. This paints a very bleak picture for shops in the town.
- The applicants own report states that 69% of trade attracted to the proposed development would come from Seaton and Colyton. That money is already being spent locally. Seaton already has two supermarkets in the town centre. It keeps people shopping locally and supports the high street. There are no firm numbers of jobs that this development will provide, only expectations. The independent shops in Seaton provide stable local jobs. National chains do not support local independent shops for their business needs. In small coastal towns out of centre

- retail does not compliment the town centre; it competes with it. Once footfall is lost recovery is almost impossible. This is not about resisting change, it's about protecting Seaton's town centre before damage is done beyond repair.
- The Nexus report concludes that the 'proposed development is likely to have a significant impact upon the health of Seaton town centre' which means that the application is not compliant with Policy E11 of the local plan and paragraph 94 of the National Planning Policy Framework.

Applications for consideration:

79. 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.**

Discussion took place around:

- Policy E9 – Town Centre Vitality and Shopping Areas of the current Local Plan states that the establishment of new shops which are outside defined town centres or which would extend the shopping areas will not be permitted if they would harm the convenience, vitality or viability of the town centre. This is one of the crucial points which should be looked at this evening. The FIRSTPLAN Retail Response dated 11 December states that Seaton town centre is healthy and its performance is on an upward trajectory. This statement does not seem to consider the number of shops which have closed or have been converted into residential use or the number of charity shops, nail bars etc. which have opened in the town centre.
- The letter submitted by Seaton Chamber CIC in support of the application does point out that although they are showing support it did admit that their membership was split on the subject with members involved in retail being against the application.
- Devon County Council's Senior Flood and Coastal Risk Officer did originally raise objections to this application which should be seriously taken into consideration.

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

- The town councils' reasons for objecting to this application in December 2024, June 2025, July 2025 and September 2025 are still relevant to the amended plans submitted as nothing the town council objected to has changed.
- The impact this development would have on the vitality of Seaton town centre which is contrary to policy E9 - Town Centre Vitality and Shopping Areas of the current East Devon Local Plan.
- Concerns raised by Devon County Council's Senior Flood and Coastal Risk Officer

relating to the flooding issues which are prevalent on the proposed site for this planning application.
(moved Cllr Rowland; seconded Cllr Burrows)

Cllr Rowland proposed that there was a recorded vote on this application as it is an important one for the town. The Committee **RESOLVED** to propose no objection to this request.
(moved Cllr Rowland; seconded Cllr Burrows)

Cllr Hartnell stated he had come to the meeting with a predetermined opinion of the application as an East Devon District Councillor so would abstain from voting on the amendments for this application.

Cllr Rowland proposed objection to the amendments for this application. Cllr Burrows seconded the proposal and Cllrs Hartnell, Pengelly and Wright abstained from voting.

80. 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.

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

**81. 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.

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

82. 25/2477/FUL Ms Lisa Lyman

13 Honey Ditches Drive, Seaton EX12 2NU

Proposed garage conversion, front porch extension and decking.

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

83. Planning Comments

Comments to be circulated in respect of application 24/2292/MOUT

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

The Planning Committee wished to submit the following comments with regards to the East Devon Heritage Strategy (2024-2042) Consultation:

- Include in the strategy mention that Seaton is on the Jurassic Coast and is in the unique position of being the only place on the Jurassic Coast where you can see rocks from all three of the World Heritage Site's geological periods those being the Triassic, Jurassic and Cretaceous periods. Concerns were raised that now The Jurassic Coast Trust has closed down and the World Heritage Status oversight has been moved back under the management of the local authorities of Devon County Council and Dorset Council there is now no dedicated organisation to focus on improving education and awareness of the Jurassic Coast's prestigious status and ensuring that this unique stretch of coastline is looked after for future generations being England's only Natural World Heritage Site. It is disappointing to see that no celebrations are so far planned to celebrate the 25th anniversary of the inscription of the Jurassic Coast as a World Heritage Site

The Committee **RESOLVED** to propose that comments relating to Seaton's unique position on the Jurassic Coast and its importance to the tourism and economy of the town were submitted as its response to the East Devon Heritage Strategy (2024-2042) Consultation.

(moved Cllr Burrows; seconded Cllr Rowland)

85. Decisions

To note planning decisions made by East Devon District Council:

- 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.
- 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.**
- 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.
- 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, 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.
- i) **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.
- j) **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.
- k) **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**.
- l) **25/2053/FUL – 16 Littlefields, Seaton** Single storey extension to the rear of the property – **APPROVED** with conditions.
- m) **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.

- n) **25/2228/CPL – 13 Honey Ditches Drive, Seaton** Certificate of Lawful Development for Proposed single storey rear extension – **REFUSED** CPL Refuse Part 1.
- o) **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.
- p) **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.
- q) **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.
- r) **26/0028/DOC – 16 Townsend Avenue Seaton** Discharge of Condition for 21/1672/FUL: Condition 3 (timber cladding details) – **Discharge of condition approved.**

The meeting closed at 6.13pm.

Signed _____

Dated _____