

**Minutes of the Planning Committee  
Meeting on Monday 12 May 2025**

**Present:**

**Chairman:** P Burrows

**Councillors:** J Rowland, J Russell & A Singh

**Officers:** Town Clerk and Deputy Town Clerk

**Public:** No members of the public were present

**1. Apologies for absence**

Apologies were received and accepted from Cllr Beer and Cllr Hartnell.

**2. Declarations of Interest**

There were no declarations of interest.

**3. Minutes of the Planning Committee meeting held on Monday 28<sup>th</sup> April 2025**

The Committee **RESOLVED** to agree the minutes of the meeting held on 28<sup>th</sup> April 2025.

(moved Cllr Rowland; seconded Cllr Russell)

**4. 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.

**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**



There were no questions raised by members of the public.

**Applications for consideration:**

7. 25/0750/FUL                      **Mr Justin Werb**                      **Barnards, Harepath Hill, Seaton EX12 2TF**  
Construction of 1no. dwelling and associated works.

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

8. 25/0949/TRE                      **Mr & Mrs Lesley & Rob Watson**                      **87 Beer Road, Seaton EX12 2PT**  
T1, Horse Chestnut and T2, Horse Chestnut are showing significant signs of dieback and have not come into leaf this year. The proposal for tree work is to sectional fell to ground level to allow the adjacent trees to develop.

The Committee **RESOLVED** to propose no objection to the application and would support the recommendations of the East Devon District Council's Arboricultural Officer.  
(moved Cllr Burrows; seconded Cllr Singh)

9. 25/0831/FUL                      **Mr Mark Brady**                      **Royal Mail Seaton Delivery Office, 45 Queen Street, Seaton EX12 2RA**  
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).

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

**10. Planning Comments**

There were no comments for circulation.

**11. Appeals**

To note appeals lodged to The Planning Inspectorate:



- a) Planning application No. 24/2715/FUL 34 Queen Street, Seaton Devon EX12 2RB. Change of use for rear only of shop into a flat, and creation of 2no. flats from existing single flat. Enlarged dormers, changes in fenestration, and associated external works.

To note that an appeal has been lodged by the Applicant in respect of the above application. Seaton Town Council had no objections to this application providing that evidence had been submitted to the district council that clearly demonstrated there was no longer a need for the retail space at the rear of the premises and that the building or site had been marketed for at least 12 months at a realistic price without interest as per Planning Policy E10 - Primary Shopping Frontages of the current East Devon Local Plan.

## 12. Decisions

To note planning decisions made by East Devon District Council:

- a) **24/2544/DOC – Hook and Parrot Inn, East Walk, Seaton** Discharge of Condition for 21/0891/FUL: Condition 3 (CMP), Condition 5 (Storm Drainage), Condition 6 (Archaeology), Condition 7 (Contamination), Condition 9 (Materials) – **Condition 6 - Discharged in full on 14 February 2025.**
- b) **25/0097/LBC – 27 Queen Street, Seaton** Renovations and minor alterations to preserve the listed property and enhance accessibility for the existing holiday let – **APPROVED** with conditions.
- c) **25/0937/NMA – 191 Beer Road, Seaton** Non-Material Amendment to 23/1355/FUL: Alterations to scale, appearance and landscaping, including repositioning of the north-facing wall of the garage – **AMENDMENT APPROVED.**
- d) **25/0664/FUL – Four Ways, 42 Beer Road, Seaton** Proposed single storey rear extension and decking – **APPROVED** with conditions.
- e) **25/0569/DEM – Land To The Rear Of The Shoreline, Trevelyan Road, Seaton** Demolition of a terrace of 10 garages, located at the rear of The Shoreline – **APPROVED** – Prior approval granted.
- f) **25/0828/FUL – 20 Eyewell Green, Seaton** Proposed single storey rear extension – **APPROVED** with conditions.

The meeting closed at 5.50pm.



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Town Mayor: Cllr Amrik Singh  
Town Clerk: Julia Mutlow

Signed

Dated

9/6/25