

**Minutes of the Planning Committee
Meeting on Monday 1 September 2025**

Present:

Chairman: P Burrows

Councillors: M Hartnell & A Singh

Officers: Town Clerk

Public: No members of the public were in attendance

50. Apologies for absence

Apologies for absence were received and accepted from Cllr Rowland.

51. Declarations of Interest

Cllr Hartnell declared a personal interest as an East Devon District Councillor (EDDC).

52. Minutes of the Planning Committee meeting held on Monday 7th July 2025

The Committee **RESOLVED** to agree the minutes of the meeting held on 7th July 2025.

(moved Cllr Singh; seconded Cllr Burrows)

53. 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

54. 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.

55. Public Question Time

There were no questions raised by members of the public.

Applications for consideration:

56. 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.

The Committee **RESOLVED** to propose no objection to the application providing the East Devon District Council's Ecologist raises no concerns regarding the effect the application would have on the commuting routes of several bat species which roost in the Beer Quarry and Caves.

(moved Cllr Singh; seconded Cllr Burrows)

57. Planning Comments

There were no comments for circulation.

58. 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.

59. 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**.

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.**

The meeting closed at 5.56pm.

Signed _____

Dated _____

6/10/25