

**Minutes of the Planning Committee
Meeting on Monday 6 October 2025**

Present:

Chairman: P Burrows

Councillors: M Hartnell & A Singh

Other Councillors: D Haggerty, D Ledger, K Pike

Officers: Town Clerk & Deputy Town Clerk

Public: Two members of the public were in attendance

60. Apologies for absence

Apologies for absence were received and accepted from Cllr Rowland.

61. Declarations of Interest

Cllr Hartnell declared a Personal Interest as an East Devon District Councillor (EDDC) for item 11 - Tennis Courts and Pavilion, Seafield Road, Seaton and item 12 - Toilets West Walk, Castle Hill, Seaton and a Disclosable Pecuniary Interest for items 9 and 10 – Unit A, Marine Place, Seaton as he has been selected to be the operator for the proposed banking hub which items 9 and 10 relate to. He would not take part in the debate or vote on these four applications.

Therefore, the meeting would be deemed to be inquorate when items 9, 10, 11 and 12 were discussed and voted on. It was **RESOLVED** to propose that these applications be referred and considered at the Council meeting.
(moved Cllr Burrows; seconded Cllr Hartnell)

62. Minutes of the Planning Committee meeting held on Monday 1st September 2025

The Committee **RESOLVED** to agree the minutes of the meeting held on 1st September 2025.
(moved Cllr Burrows; seconded Cllr Hartnell)

63. 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

64. 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.

65. Public Question Time

Richard Ayre from Baker Estates Ltd spoke on item 7, planning application 25/1788/MOUT – Land to the South of Harepath Hill, Seaton which is an Outline application for residential development comprising of up to 72 dwellings, the formation of vehicular and pedestrian access from Harepath Road, public open space and other associated infrastructure and raised the following points:

- Baker Estates have already secured an outline planning application for a development of up to 130 dwellings to the east of Harepath Road, which is an important consideration when deciding on this outline application.
- The site is now included as part of a proposed allocation for housing in the emerging East Devon Local Plan.
- Harepath Hill will become a strong boundary to Seaton and a wide buffer will be provided to the northern and western boundaries so there will be no prospect of any coalesce with Colyford.
- The access is an upgrade of the access already approved to the sports pitch.
- Currently East Devon District Council cannot demonstrate a five year housing land supply. This means there is a presumption in favour of sustainable development. Supporting this proposal helps deliver planned growth in Seaton.
- The application is for 72 dwellings, 25% of which will be affordable. The site could accommodate more but Baker Estates have chosen not to increase the number of dwellings as they would not feel happy with this. The proposed development will be a mixture of bungalows and chalet bungalows.
- This scheme will deliver many community benefits including £800,000 to the Community Infrastructure Levy. Baker Estates are committed to using local contractors wherever possible.
- Existing hedgerows will be retained as far as possible and buffered from development. This will mitigate potential impacts on bat species. To protect the various bird species, badger and dormouse a 10m dark corridor and an additional 10m landscape buffer will be maintained along the site boundary.
- Careful attention will be given to building heights and materials used to ensure the development compliments its surroundings.
- This development is supported by the policies in the East Devon Local Plan and will provide much needed affordable housing, jobs and environmental

enhancements for Seaton.

Applications for consideration:

66. 25/1788/MOUT Baker Estates Limited

Land To The South Of Harepath Hill, Seaton

Outline application (approval sought for means of access) for residential development comprising of up to 72 dwellings, the formation of vehicular and pedestrian access from Harepath Road, public open space and other associated infrastructure.

The Committee could find no valid planning reasons to object to this application and therefore **RESOLVED** to propose no objection so long as the East Devon District Councils' Ecologist finds the application is acceptable and there are no objections from any of the other consultees.

(moved Cllr Singh; seconded Cllr Hartnell)

67. 25/1777/FUL

**Mr Ben
(Tesco PLC)**

**Tesco Stores Ltd, Swan Road,
Seaton EX12 2US**

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.

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

68. Planning Comments

There were no comments for circulation.

69. Appeal Decision

To note the appeal decision made by the Planning Inspectorate.

- a) **25/0770/FUL – 27 Scalwell Mead, Seaton** Creation of raised terrace to side and rear gardens to create level amenity area and construction of 2m fence (retrospective) – **APPEAL ALLOWED** with conditions.

70. Tree Works

Notification of Tree works considered an exemption to 90/253/TPO. Address: Little

Withylake, Seaton Down Hill, Seaton, EX12 2JA

5 day notice request for the ash tree subject to TPO ref; 90/253/TPO, the complete removal of the tree is not considered exempt works under the Tree Preservation Order. If the owner of Little Withylake wishes to proceed with full removal, a new tree works application will need to be submitted. However, the Council considers a crown reduction of the tree is allowed as exempt works. **APPLICATION CLOSED.**

71. Tree Preservation Orders

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

25/0041TPO – Land at and surrounding Highcliffe Crescent, Seaton

A Tree Preservation Order (TPO) has been made and confirmed in respect of Land at and surrounding Highcliffe Crescent, Seaton.

72. Decisions

To note planning decisions made by East Devon District Council:

- a) **25/0973/FUL – Yarty House, Manor Road, Seaton** Removal of existing chimneys, new dormer to side and rear to replace existing skylights & replacement of existing conservatory to rear – **REFUSED.**

The meeting closed at 6.13pm.

Signed _____

Dated _____