

**Minutes of the Planning Committee
Meeting on Monday 9 June 2025**

Present:

Chairman: P Burrows

Councillors: K Beer, M Hartnell, J Rowland, J Russell & A Singh

Officers: Town Clerk & Deputy Town Clerk

Public: Several members of the public were in attendance

Councillor Marcus Hartnell, Vice Chair of Council, invited nominations for the election of Chairman of the Planning Committee for the Municipal Year 2025/2026.

13. Election of Chairman for the Municipal Year 2025/2026

The Committee unanimously **ELECTED** Cllr Burrows as Chairman of the Planning Committee for the forthcoming municipal year.
(moved Cllr Russell; seconded Cllr Beer)

14. Election of Vice Chairman for the Municipal Year 2025/2026

The Chairman of the Planning Committee, invited nominations for the election of Vice Chairman. The Committee unanimously **ELECTED** Cllr Rowland as Vice Chairman of the Planning Committee for the forthcoming municipal year.
(moved Cllr Hartnell; seconded Cllr Burrows)

15. Apologies for absence

Cllr Singh gave his apologies as he would be late in attending the meeting due to business appointments.

16. 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 25/0968/MFUL Seaton Hole Beach, The Esplanade, Seaton as he is a member of Seaton Town Councils' Foreshore Working Group.

17. Minutes of the Planning Committee meeting held on Monday 12th May 2025



The Committee **RESOLVED** to agree the minutes of the meeting held on 12th May 2025
(moved Cllr Rowland; seconded Cllr Russell)

18. 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.

19. 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.

20. Public Question Time

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

- The site was designated for industrial use in 2006, but since then the economic climate has changed and continues to do so.
- The large car park and service yard area will be a massive, hardened surface area. There is already a problem with flooding and run off of surface water in this area and the large, hardened surface areas proposed in the application will dramatically increase the problems with flooding in this area.
- This proposed development will not increase footfall into the town centre as most of the customers will be those passing by on the A3052. Once people have used the facilities on this development, they will have no need to go into the town centre, which will have a serious negative impact on the businesses in the town centre. If this development is given planning permission it will be to the detriment of the retail outlets and businesses in the town centre.
- It will have a detrimental impact on the wildlife in this area which is one of the towns main attractions. The idea that the tram will bring people to the development is ludicrous.
- The assertion that cycle and pedestrian access will improve carbon emissions seem rather ridiculous as the preferred mode of transport for people using out of town shopping areas is by car. As the population of Seaton and the surrounding area is mostly elderly and public transport links from Seaton are quite limited most of the trips to the proposed retail site will be by car.
- There is the potential for anti-social behaviour in the car park area of the proposed development at night similar to what has happened at Tesco's car

park.

- The area of Harepath Road adjacent to the site is used as a parking area for school buses. If this continues drivers entering and existing the development will have a restricted view which could be hazardous to those drivers and other road users.
- A planning application should also be submitted for a change of use for the site as it is clear that East Devon District Councils expectation for the employment use of the site is for class B type or office uses rather than class E that covers shops and restaurant's etc. and is what the developer is submitting plans for.
- Seaton Town Council objected to this application in December 2024. One of the reasons for objection was it is contrary to Policy E9 - Town Centre Vitality and Shopping Areas which was the correct decision. Seaton is an example of what this policy was designed for. Seaton's' shops are surviving and not thriving. This development will harm the town centre shops. The data they are using to support their application concerning the viability of the town centre is six years old. These figures give a poor reflection on current shopping trends as many people now shop online rather than travel a distance to shop. Currently there are fourteen empty retail units in the town centre plus charity shops which does not indicate a healthy high street. This development will damage and close shops.
- The district councils EDDC Landscape Architect & Green Infrastructure Officer still maintains their objection to the amended information submitted. This application will be a blot on the landscape.
- There appears to be no connectivity between this development site and the site which Baker Estates have applied to build houses on. The proposed access onto Harepath Road to serve the Kilo planning application is located within very close proximity of the permitted access to the sports pitch which forms part of the Baker Estates planning application. This is an accident waiting to happen.
- The Kilo site is important as a Gateway entrance point to Seaton and this application will have a significant adverse landscape and visual impact and the overall design and construction of the proposed units is poor.
- The reports of Devon County Council's Assessment of Flood Risk from Surface Water and Ordinary Watercourses in Seaton and East Devon District Council's 'Water Cycle Study' are outstanding. No decisions about development in the north of Seaton should be made until these are to hand and carefully considered. The effectiveness of the proposed Kilo drainage plans depends on regular monitoring and maintenance. This will probably only occur when there has been a catastrophic failure of the system. Consideration must be taken on the effect of both the Kilo site and the Baker Estates site on local water course health and flooding. The large amount of parking on the Kilo site is likely to draw shoppers away from the town centre.

One member of the public spoke on planning application 25/1019/FUL - Land at Whitecross Farm, Colyford Road, Seaton and raised the following points:

- There is no planning notice for this application posted on the farm access and therefore people using the off-road multi-use trail from Seaton to Colyford do not know about this application. Notices should be displayed for 21 days from the date on the notice before any decision can be made on the application.
- It appears from paperwork that the compulsory purchase order is still under negotiation. Surely this must be completed before any consideration is given to this application.
- This application is dangerous. The proposal represents an improvement to the previously approved application as it extends the length of the 5.5 metre widening access to enable vehicles to safely enter the site and be clear of the carriage way and The Stop Line Way before opening an inwardly facing gate. Widening the track will allow two vehicles to pass each other at the site entrance and will accommodate large vehicles such as refuse vehicles by removing the gate at the entrance to the site. Bollards are proposed to alert and slow down pedestrians and cyclists as they approach the crossing. Drivers may not see fast moving cyclists, pedestrians, children or dogs until they turn onto the track. Also, cyclists, pedestrians and children may not see the vehicles and bollards are not sufficient enough to stop the people on the cycle way in time to avoid an accident.
- It is understood that a Stage 3 Road Safety Audit was carried out in September 2024 by Devon County Council. However, this Audit was confined to the multi-use path and did not address the issues with the Whitecross Farm access. Surely a new Road Safety Audit needs to be completed before this application is considered.
- Understands that a planning application form is invalid if the form is completed incorrectly Two of the questions answered by the agent are incorrect. These matters need to be considered before a decision is made on the application.

21. Amendment in the order of business

Cllr Burrows proposed and the Planning Committee **RESOLVED** to suspend Standing Orders so that agenda item 11 – Land Adjacent to Harepath Road could be considered next.

(moved Cllr Burrows; seconded Cllr Rowland)

Applications for consideration:

22. 24/2292/MOUT Kilo Properties Ltd

Land Adjacent To Harepath Road, Seaton

Amended plans for consultation.

These amendments relate to Additional and amended

**information: - Seaton Addendum
Planning Retail Statement 16.5.25**

Discussion took place around:

- The impact this development will have on the vitality of Seaton town centre. Policy E9 – Town Centre Vitality and Shopping Areas of the Local Plan says 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.
- The Planning and Retail Statement submitted by the developer concerning survey results and the impact this development would have on Seaton and the surrounding towns is flawed in a number of areas.
- There have been no significant changes to the application since it was last discussed at the 2nd December 2024 planning meeting.
- Support the comments of the EDDC Landscape Architect & Green Infrastructure Officer who in consideration of the amended information provided, still maintains their objection to the scheme as proposed.
- Baker Estates have objected to the amended plans as the proposed access onto Harepath Road to serve the hybrid planning application is located within very close proximity of the permitted access to the sports pitch which forms part of the Baker Estates planning application.
- Concerns raised relating to the flooding issues which are prevalent on the proposed site for the hybrid planning application.

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

- The town councils' reasons for objecting to this application in December 2024 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.
The proposed access onto Harepath Road to serve the hybrid planning application is located within very close proximity of the proposed access to the sports pitch which forms part of the Baker Estates planning application and is on the opposite side of Harepath Road. Concerns were raised as this could be a potential highway safety issue.
- Concerns raised relating to the flooding issues which are prevalent on the proposed site for the hybrid planning application.

(moved Cllr Beer; seconded Cllr Rowland)

23. Amendment in the order of business

Cllr Burrows proposed and the Planning Committee **RESOLVED** to suspend

Standing Orders so that agenda item 14 – Land At Whitecross Farm could be considered next.
(moved Cllr Burrows; seconded Cllr Rowland)

24. 25/1019/FUL Mrs Fiona Gardner

**Land At Whitecross Farm,
Colyford Road, Seaton EX12 2SN**
Widen path and improve visibility of
existing access to farm (renewal of
planning permission (22/0282/FUL).

The Committee **RESOLVED** to propose no objection to the application in principle.
However, the issue was raised by a member of the public that the statutory 21 day period
to notify the public about this planning application had not been followed.
(moved Cllr Rowland; seconded Cllr Hartnell)

Cllr Burrows & Cllr Hartnell left the room and the Vice Chairman, Cllr Rowland, took the
chair for the following application.

Cllr Singh arrived for the meeting.

25. 25/0968/MFUL East Devon District Council

**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.

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

Cllr Burrows & Cllr Hartnell returned to the meeting.

26. 25/1004/ADV Rachel Halls

27 Fore Street, Seaton EX12 2LE
Proposed tablet to be placed
around existing ATM.

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

25. 25/1080/FUL Mrs Margaret Godfrey

**138 Harepath Road, Seaton EX12
2BU**
Proposed drop kerb extension and

realignment of drive.

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

26. 25/0982/FUL Mrs June Hawllington

23 Shearwater Way, Seaton EX12 2FT
Construction of summer house and rear decking, (retrospective).

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

27. Planning Comments

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

28. Appeal Decision

To note the appeal decision made by The Planning Inspectorate :

a) 24/0167/FUL – Beaumont, Castle Hill, Seaton Change of use of former guest

(Use Class C1 Hotels) to form single independent dwellinghouse (Use Class C3 Dwellinghouses) – **APPEAL ALLOWED** with conditions.

29. Decisions

To note planning decisions made by East Devon District Council:

a) 25/1011/DOC – 191 Beer Road, Seaton Discharge of conditions for 23/1355/FUL:
Condition 5 (Materials) and Condition 8 (Levels) – **DISCHARGE OF CONDITION.**

b) 24/1926/DOC – 15 Harepath Road, Seaton Discharge of condition for 24/0204/LBC:
Condition 3 (materials) – **DISCHARGE OF CONDITION.**

c) 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)
– **REFUSED.**

d) 25/0949/TRE – 87 Beer Road, Seaton T1 & T2, Horse Chestnut: Fell – **APPROVED**
with conditions.

The meeting closed at 6.29pm.



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Town Mayor: Cllr Amrik Singh
Town Clerk: Julia Mutlow

Signed

Dated

9/6/25