

**Minutes of the Planning Committee  
Meeting on Monday 30<sup>th</sup> March 2026**

**Present:**

**Chairman:** P Burrows

**Councillors:** J Rowland & P Wright

**Public:** Three members of the public were in attendance.

**107. Apologies for absence**

Apologies for absence were received from Cllrs Hartnell, Pengelly & Singh and the reasons accepted.

**108. Declarations of Interest**

There were no declarations of interest.

**109. Minutes of the Planning Committee meeting held on Monday 2<sup>nd</sup> March 2026**

The Committee **RESOLVED** to agree the minutes of the meeting held on 2<sup>nd</sup> March 2026.

(moved Cllr Rowland; seconded Cllr Wright)

**110. Minutes of the Planning Committee meeting held on Monday 16<sup>th</sup> March 2026**

The Committee **RESOLVED** to agree the minutes of the meeting held on 16<sup>th</sup> March 2026.

(moved Cllr Wright; seconded Cllr Burrows)

**111. 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.

**112. 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.

### 113. Public Question Time

One member of the public spoke on planning application 26/0165/FUL - Toilets, Marsh Road, Seaton and raised the following points:

- The proposed dwelling has no parking, bin space or amenity space.
- The Gateway Theatre is a much used community building which has a number of windows, access doors and fire doors within six metres of the proposed development. The theatre regularly holds shows, film nights and live bands perform there almost every week, which can be noisy. If this development is given planning permission the noise from the theatre will adversely affect the amenity of any occupiers.
- The National Planning Policy Framework states that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.
- In a similar case where the application was refused by a district council the applicant took it to appeal and the Planning Inspector ruled in favour of the district council saying that future occupants of the dwelling would be affected by noise from the community asset, with no realistic route to mitigation and this consideration led to the Appeal being dismissed.

### .Applications for consideration:

**114. 26/0438/FUL Mrs Caron George**

**4 Seaton Down Road, Seaton,  
EX12 2RZ**

Removal of front retaining wall to create parking area and alter entrance ramp to steps to property.

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

**115. 26/0165/FUL Mr H Hall**

**Toilets, Marsh Road, Seaton**

Proposed change of use from public convenience to dwelling and associated works.

Discussion took place around:

- In close proximity to The Gateway Theatre which holds cinema, live stream and regular live band performances using public address equipment which unavoidably

generates significant noise, often until late evening. Future occupants of the dwelling would be affected by the noise from these events which would have a significant adverse effect on the amenity of occupiers of the proposed development.

- No parking space proposed for the development and an inadequate area shown on the plans for the storage of bins. Lack of amenity space shown on the plans.
- Unacceptable living standard for occupiers of the proposed development due to its proximity to The Gateway Theatre which holds events which generate a significant amount of noise.

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

- The close proximity of the proposed development to The Gateway Theatre which holds cinema, live stream and regular live band performances using public address equipment which unavoidably generates significant noise, often until late evening.
- No parking space proposed for the development and an inadequate area shown on the plans for the storage of bins.
- Unacceptable living standard for occupiers of the proposed development due to its proximity to The Gateway Theatre.

(moved Cllr Burrows; seconded Cllr Rowland)

**116. 26/0501/TRE     Mr Nathan Dunster (EDDC)     25 Ryalls Court, Seaton EX12 2HJ**

T1: Holm Oak. Re-pollard correctly (the tree was originally topped) so it can be managed as a pollard.

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 Wright)

**117. 26/0493/FUL     Sandy & Paul Reed**

**Combecroft, 85 Beer Road, Seaton EX12 2PT**

Demolish existing single storey side porch, construction of single storey side extension, extended raised patio & new balustrade.

The Committee **RESOLVED** to propose no objection to the application.

(moved Cllr Burrows; seconded Cllr Rowland)

### **118. Planning Comments**

Comments to be circulated in respect of application 26/0165/FUL.

### 119. Tree Preservation Orders

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

**a) 25/0042/TPO – Land at Garden Holme, Ashecliff, Old Beer Road, Seaton**

A Tree Preservation Order (TPO) has been made and confirmed in respect of Land at Garden Holme, Ashecliff, Old Beer Road, Seaton.

**b) 25/0041/TPO – Land at and surrounding Highcliffe Close, Seaton**

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

### 120. Decisions

To note planning decisions made by East Devon District Council:

**a) 25/2586/LBC – 27 Queen Street, Seaton** Replace 3no. sash windows & 1no. bay window at first floor & 1no. bay windows at ground floor – **APPROVED** with conditions.

**b) 25/2540/FUL – 35, 37 And 39 Seaton Down Road, Seaton** Formation of access and parking and associated hardstandings, creation of pathways and steps and works of wall construction to retain gardens – **APPROVED** with conditions.

**c) 26/0122/FUL – 17B Harepath Road, Seaton** Proposed change of roof structure and alterations to front elevation – **WITHDRAWN**.

**d) 26/0053/FUL – Foxfield, 92 Beer Road, Seaton** Demolition of existing dwelling, construction of a single replacement dwelling – **APPROVED** with conditions.

The meeting closed at 6.02pm.

Signed \_\_\_\_\_

Dated \_\_\_\_\_