



**Minutes of the Planning Committee
Monday 15th July 2019**

Present:

Chairman: Cllr. S Read

Councillors: D. Ledger, J Rowland, J Russell, H. Sanham and M. Shaw

In attendance: Locum Planning Officer, Cllr T Antoniou
1 member of public

41. Apologies for absence

Apologies were received and accepted from Cllr Beer.

42. Declarations of Interest

Cllrs Ledger and Rowland declared a personal interest as Councillors with East Devon District Council (EDDC)

Cllr Shaw declared a personal interest as a Councillor with Devon County Council (DCC)

Cllr Rowland declared a personal interest in respect of application 19/1241/COU as Chair of Seaton Area Health Matters.

Cllr Shaw declared a personal interest in respect of application 19/1241/COU as a member of Seaton Area Health Matters.

43. Minutes of the Planning Committee meeting held on Monday 1st July 2019

The Committee **RESOLVED** to agree the minutes of the meeting held on Monday 1st July subject to the following amendment:

(moved Cllr Rowland; seconded Cllr Sanham)

44. 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/Parish 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.

45. Public Question Time (PQT)

Mr Peter Burrows asked if the application for change of use to a mixed use of A1 (Retail), B1 (Office), A3 (Cafe) and D1 (Day Centre at Unit A, Marine Place, Seaton was from a private company.

**Applications for consideration:****46. 19/1130/FUL****Mrs E Richardson****17 Seaton Down Road, Seaton,
EX12 2RZ**

Retention of outbuilding

Discussion took place around:

- The planning application states retention of an outbuilding, but the old shed has been demolished and the applicants are asking permission to build a new outbuilding. Looking at the proposed dimensions the new build is far larger than the floorplan of the original outbuilding. The new outbuilding looks a more substantial build than the old one.
- The road is steeply sloping and because the new outbuilding is in the front garden which is in front of the row of cottages it will stand very tall compared to the building next door. It is an excessive size.
- It is larger than the previous outbuildings footprint and will not fit in with the streetscene. Overdevelopment of the site and constructed in front of the building line.

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

- Contrary to Strategy 6 – Development within Built-Up Area Boundaries of the East Devon local Plan 2013-2031 as the proposed outbuilding would not be compatible with the character of the site and its surroundings
- Contrary to Policy D1-Design and Local Distinctiveness of the East Devon Local Plan 2013-2031 as it does **not** meet the following criteria:
 1. Respect the key characteristics and special qualities of the area in which the development is proposed.
 2. Ensure that the scale, massing, density, height fenestration and materials of buildings relate well to their context.
- It would adversely affect:
 1. The distinctive historic or architectural character of the area
 2. The amenity of occupiers of adjoining residential properties.
- Contrary to the Seaton Town Design Statement 2009 as the proposed outbuilding is not sympathetic to the immediate environment and wider vista taking into consideration the existing architecture and character of the area

(moved Cllr Read; seconded Cllr Rowland)

47. 19/1381/FUL**Regency Windows Ltd****2 Townsend Road, Seaton, EX12 2AY**

Construction of single storey front extension

Discussion took place around:

- It is a semi-detached property and both properties have small extensions on the front elevation. The proposed extension is much wider and on the end nearest the other attached property there is a window which would enable the occupiers to look into the front room of the adjoining property.



- The Committee **RESOLVED** to propose no objection to the application. However, the Committee would like a condition attached to the granting of planning permission requiring that a solid flank wall is constructed on the end of the extension adjoining the neighbouring property or if that is not acceptable that the window has obscure glazing and this is kept in perpetuity for the reason to protect the amenity of the adjoining occupiers.

(moved Cllr Sanham; seconded Cllr Rowland)

48. 19/1411/FUL

Ms S Kinsella

**28 Honey Ditches Drive, Seaton,
EX12 2NU**

Construction of balcony to rear

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

(moved Cllr Shaw; seconded Cllr Ledger)

49. 19/1409/FUL

Mr Richard Drysdale

**Seaton Jurassic, The Underfleet,
Seaton, EX12 2WD**

Installation of three sculptures

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

(moved Cllr Rowland; seconded Cllr Sanham)

50. 19/1241/COU

Overington Care Ltd

**Unit A, Marine Place, Seaton
EX12 2LL**

Change of use to a mixed use of A1 (Retail), B1 (Office), A3 (Cafe) and D1 (Day Centre)

Cllrs Rowland and Shaw declared a personal interest in this application at the start of the meeting. They stayed in the room but took no part in the debate or vote.

Discussion took place around:

- The property was in a prime position, but on the edge of the commercial sector of the town. The town council were disappointed at the loss of another retail outlet, but in planning terms there were no valid planning strategies or policies to object to the application.

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

(moved Cllr Read; seconded Cllr Russell)

51. 19/1433/TRE

Mrs Elaine Dumble

24 Ryalls Court, Seaton, EX12 2HJ

T6 – Lime tree to pollard back to just above cuts from previous pollard. The tree is getting too large

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

(moved Cllr Rowland; seconded Cllr Shaw)

**52. 19/1468/FUL****Mr A Burges****Hamilton Lodge, Colyford Road,
Seaton, EX12 2SN**

Single storey garage extension

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

53. Planning Comments

Comments to be circulated in respect of application 19/1130/FUL.

54. Decisions

The Committee noted the planning decision made by East Devon District Council:

a) 19/0890/RES – 4, Court Lane, Seaton – Application for approval of reserved matters (pursuant to outline approval 17/2673/OUT - Proposed two storey detached dwelling with single storey garage) relating to details of appearance and landscaping – **APPROVED – with conditions**

b) 18/2264/FUL – 65 Seaton Down Road, Seaton Construction of new four bed-room semi-detached dwelling – **REFUSED**

c) 19/0957/FUL – Office 1, The Grove, The Underfleet, Seaton Construction of second floor extension over existing balcony on south (front) elevation of building – **APPROVED – with conditions**

d) 19/0971/LBC – 12 De La Pole Court, Fore Street, Seaton - Replace two side skylights on north and south elevations – **APPROVED – with conditions**

The meeting closed at 7.20pm

Chairman: _____

Date: _____