



Seaford Town Council
Planning & Highways Committee

Minutes of the meeting of the **Planning & Highways Committee** held at the **Council Chamber, 37 Church Street, Seaford** on **Thursday 2nd February 2017**.

Present:

Councillor L Wallraven (Chairman) and R Honeyman (Vice-Chair).
Councillors D Argent, P Boorman, D Burchett, T Goodman and P Lower.
Geoff Johnson – Planning Officer, Seaford Town Council
9 members of the public present.

P 77/02/17 Apologies for Absence and Declaration of Substitute Members

Apologies for absence were received from Councillors A Latham and L Worcester.

P 78/02/17 Disclosure of Interests

Councillor P Boorman declared a personal interest in applications LW/17/0022/3 and LW/786/CM as he knew the owners in both cases. He declared that he would not speak or vote on either application.

Councillor R Honeyman declared a personal interest in LW/786/CM and the ESCC Parking Review as an employee of the County Council and declared that he would not speak or vote on either matter.

P 79/02/17 Public Participation

There was no public participation.

P 80/02/17 Planning Applications


Planning Applications week ending 6th January 2017

Seaford **40 Bodiam Close**
LW/16/1052 Planning Application-Erection of front, side and rear extensions with pitched roofs for Mr R Lindfield.

It was **RESOLVED** to **SUPPORT** the application on the grounds that the plot was large enough to accommodate an extension of this size without any adverse impact on neighbouring residents.

Planning Applications week ending 13th January 2017

Seaford **29 Chyngton Gardens**
LW/16/1051 Planning Application-Single storey ground floor extension to side and rear of property replacing existing rear conservatory and side utility room extensions.

It was **RESOLVED** to **SUPPORT** the application on the grounds that the property was situated on a large plot and the scale and design was appropriate to the property and the area. 

Seaford **Grosvenor Lodge, Wilmington Road**
LW/17/0004 Planning Application-Erection of Single Storey Side Extension.

It was **RESOLVED** to **SUPPORT** the application.

Seaford **16 Bishops Close**
LW/17/0008 Planning Application-Single storey side extension.

It was **RESOLVED** to **SUPPORT** the application on the grounds that it was a modest extension in keeping with the property and the area.

Seaford **15-17 High Street**
LW/17/0022 Planning and Listed Building Consent Applications-Demolition to rear
and 0023 of listed building and replacement with three dwellings.

Paul Wong of Meldarosa Properties

Explained this was the second application submitted for this scheme. Lewes District Council had requested additional surveys and information in support. It was a difficult site with restricted access. If the scheme were implemented the shop would remain and there would be a reduction in the number of commercial vehicles at the site. The three dwellings would fund the renovation of the shop in the High Street.

Mr Message, Newhaven

There were no objections from Phoenix Mews to the previous application as there were no site notices placed there.

Wendy Savage, 87 Alfriston Rd, the owner of 3 Phoenix Mews

The warehouse building did not currently generate the level of commercial traffic claimed in the application. The construction work on such a confined site with a narrow access would create major amenity problems for the residents. There may also be asbestos in the warehouse building

Rita Burrell, 4 Phoenix Mews

The residents own a share in the road. The owners of the shop only have a right of way. There will be a major upheaval during construction. It would be difficult for emergency vehicles to gain access. The developers may damage the road surface and interfere with the utilities underneath.

Geoff Johnson, Planning Officer

Explained in response that problems arising from construction of a development would not normally constitute a material consideration justifying refusal of permission as they could be dealt with by way of a mitigation scheme condition. Also, the question of damage to a private road and utilities would be a private rather than a planning matter.

It was **RESOLVED** to **OBJECT** to the applications on the grounds that:

1. The proposed residential properties would constitute an Overdevelopment of the restricted site. *[Signature]*

2. The modern design of the proposed properties would be out of character with the listed building and the immediate locality.
3. The loss of the commercial use in this location would have a detrimental effect on the viability of the Town Centre.

Councillor Lower left the meeting at 7.30 p.m following consideration of this Item

Seaford **1 Deal Avenue**
 LW/17/0031 Planning Application-Erection of side extension, porch, and replacement window to side elevation.

It was **RESOLVED** to **SUPPORT** the application.

Planning Applications for week ending 20th January 2017

Seaford **7-27 St. Elizabeth's**
 LW/16/1022 Planning Application-Replace existing timber balustrades, replacement downpipes and balcony waterproofing.

It was **RESOLVED** to **SUPPORT** the application.

Seaford **26 Hill Rise**
 LW/17/0013 Planning Application-Erection of side and rear extension.

It was **RESOLVED** to **SUPPORT** the application.

Seaford **47 Sutton Drove**
 LW/17/0021 Planning Application-Erection of single storey rear extension.


It was **RESOLVED** to **SUPPORT** the application.

Consultation on Application to County Council

Seaford **Unit 3 Cradle Hill Industrial Estate, Cradle Hill Road**
 LW/786/CM County Matter Application - Demolition and replacement of existing waste transfer building to enable continued use of the site as a waste transfer station.

Lynn Lawson, Gerald Road

Objected on behalf of her mother Madge Murdoch of 17 Kammond Avenue. Her garden adjoined the site and she had lived there for 60 years. The new building would be 2.5 metres higher than existing, would be visually dominant and would have an unacceptable impact on her and her property as well as the general area. Trees which had previously screened the building had been removed due to damage to the boundary wall.

Members who had spoken to the company owner had been informed that the building would not appear higher than existing as it would be set in to the site. 

It was **RESOLVED** to **SUPPORT** the application on the basis that the proposed building, in relation to 17 Kammond Avenue would not be higher than the existing building and subject to tree planting along the boundary between the site and the Kammond Avenue property. It was considered that the proposed building would secure amenity improvements in the operation of the site by limiting noise and potential nuisance from dust and odour.

Tree Works Applications

Seaford 9 Juniper Close
TW/17/0001/TPO 25% Reduction of 1 x Ash (T9 in Order).

Seaford 17 Barn Close
TW/17/0003/TPO Remove 2 x Sycamore (T1 and T2 in Order).

It was reported that these tree works applications had been approved by Lewes District Council on 26th January 2017. It was **RESOLVED** that the decisions be **NOTED**.

P 81/02/17 ESCC Review of Parking Controls and Waiting Restrictions

Members considered report 117/16 relating to the consultation being carried out by ESCC Highways.

It was **RESOLVED** that the following comments be forwarded to ESCC Highways on the proposals for Seaford:

Broad Street LW 16 020

Members supported retaining one taxi bay in the proposed loading bay at Shepway Parade to serve the Supermarket and not to relocate the taxi bay to the proposed site opposite.

Church Street LW 16 021

Members supported this proposal but commented that the Disabled bay should be limited to 3 hours waiting to ensure nearby residents with blue badges did not park there all day.

Station Approach LW 16 022

Members supported these proposals as set out on the plan.

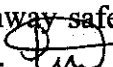
Pelham Road LW 16 023

Members supported these proposals as set out on the plan.

South Street LW 16 024

Members supported these proposals as set out on the plan.

Hawth Hill LW 16 025

Members opposed the proposal to remove this restriction as it was considered that it should be retained for highway safety purposes taking into account the speed of traffic travelling down Hawth Hill. 

Hawth Park Road LW 16 026

Members referred to the serious problems encountered by buses due to the parked cars on this curve in Hawth Park Road and supported an extension of the restrictions proposed on the plan up to the junction of the road with Hawth Hill in order to cover the whole curve.

Sutton Drove LW 16 027

Members supported the proposals as set out on the plan.

Chyngton Gardens LW 16 028

Members supported the extension of the proposed restrictions to both sides of Chyngton Gardens to prevent the road being used for all day parking by bus commuters.

Alfriston Road LW 16 029

Members opposed the proposal for additional no waiting restrictions as they considered it would be unfair to residents in the area attempting to park outside their properties. They supported the new proposed disabled bay but considered it would be better located outside the entrance to the Londis Convenience store.

Steyne Road etc LW 16 034

Members supported these proposals as set out on the plan.

Additional Sites

Members requested that two additional sites be considered for new restrictions i.e.:

Cradle Hill School, Lexden Road – Consideration of restrictions during dropping off and collection times.

Claremont Parade, Claremont Road - Consideration of 2 hour limited waiting on the parking spaces in the Parade serving the shops. The restrictions were required as bus commuters were 'blocking' these spaces by using them for all day parking.

P 82/02/17 Update Report

Members considered report 116/16 setting out the decisions made by Lewes District Council on planning applications since the last meeting.

It was **RESOLVED** that the report be **NOTED**.

The meeting closed at 8.40pm

 20/4/17

Councillor L Wallraven
Chairman

