



## Seaford Town Council

**MINUTES** of the meeting of the **Planning & Highways Committee** held at the **Council Chambers, 37 Church Street, Seaford** on **Thursday 2<sup>nd</sup> April 2015** at **7.00pm**.

**Present:**

Councillor L Wallraven (Chairman)

Councillor R E Allen (Vice-Chairman)

Councillors S Adeniji, G Cork, L Lord and S McStravick.

James Corrigan – Town Clerk – Seaford Town Council

Georgia Raeburn – PA to the Town Clerk – Seaford Town Council (Minutes)

9 members of the public.

**P106/04/15 Apologies for Absence and Declaration of Substitute Members**

Apologies for absence were received from Councillors T Goodman (L Lord substituted for) and A Latham.

Absent with no reason Councillor B Groves.

**P107/04/15 Disclosure of Interests**

Councillor Wallraven declared an interest other than pecuniary as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in agenda item 8 as this involves a neighbouring property of hers.

**P108/04/15 Public Participation**

*Mr Boorman . . . Wished to raise concerns regarding the proposed closure of the railway crossing at Tide Mills and questioned whether Seaford Town Council would have anyone present at the public consultation on Thursday 8<sup>th</sup> April from 5-8pm at the White Lion.*

*Chairman . . . Confirmed that she is willing and able to attend this consultation.*


*Mr Slatter . . . Raised concerns regarding the changes that have been brought in by East Sussex County Council to the 119 bus service in Seaford despite not being included on the original list for proposed changes. While the 120 service has been enhanced, the 119 has had two runs cut in the morning, when the service is most frequently used, and two additional runs after 1pm fitting in with a new school run for Tide Way school rather than remaining as dedicated services for Seaford. Mr Slatter has not yet written to East Sussex County Council with his concerns.*

*Cllr Adeniji . . . Having begun communications with the County Council's Lead Member for Transport regarding other bus services, would be happy to discuss Mr Slatter's concerns with him to get a better understanding of the potential issues going forwards.*

- Mr Slatter* Said that he had approached the Town Council about covering the cost of a land registry search to find out the owners of the twitten between the top of Lexden Road and Firle Road, due to ongoing issues with overgrown foliage, but that the Council had not offered to cover this cost of £3.00. Stated that it is not a public right of way and therefore East Sussex County Council are not responsible for it.
- Town Clerk East Sussex County Council would be responsible if it were a public right of way, if not there is nothing the County or Town Council are able to do.
- Mr Markham* Queried any possibility of moving the French Market's location. If the market were held in Place Lane this would better connect parts of the town, streamlining the flow of people from Broad Street through Place Lane and on to Dane Road, working with the local business owners rather than against them. This would also cause less disruption to the flow of traffic and parking for the nursery, post office etc.
- Also questioned whether a town market could be brought to Seaford.
- Chairman Thanked Mr Markham for his comments and assured that these would be taken on board when the Committee considered the road closure request for the French Market at item 5 on the agenda.

**P109/04/15 Planning Applications**

Planning Applications week ending 7<sup>th</sup> March 2015

- Seaford**  
LW/15/0118 **The New House & 18 High Street, Pelham Yard**  
Planning Application - Proposed demolition of existing furniture storage buildings and redevelopment of site to create three residential units with retention of antique shop for Martin D Johnson Antiques Ltd.
- It was **RESOLVED** to **OBJECT** on the grounds of being out of character with the local area, which is a conservation area, increasing potential problems with parking and deliveries, being adjacent to listed buildings, and going against the Town Council's policy of not changing commercial properties in to residential properties.
- Seaford**  
LW/15/0160 **44 Hurdis Road, Bishopstone**  
Planning Application - Erection of conservatory at the rear, pergola to the side, replace existing fence with 2m high close board timber fence, double driveway and vehicular crossover and erection of timber summerhouse in rear garden for Mr D Thompson.
- It was **RESOLVED** to make **NO OBJECTION**.
- Seaford**  
LW/15/0161 **Meopham House Rother Road**  
Planning Application - Single storey rear and side extension for Mr M Garman.
- It was **RESOLVED** to make **NO OBJECTION**. 

**Seaford**                    **41 Downsview Road**  
LW/15/0168                Planning Application - Erection of single and two storey rear extensions for Mr Bacic.

It was **RESOLVED** to make **NO OBJECTION**.

Planning Applications week ending 14<sup>th</sup> March 2015

**Seaford**                    **3 Blatchington Road**  
LW/15/0163                Planning Application - Conversion of detached garage and erection of first floor extension over for Mrs D Hearnden.

It was **RESOLVED** to **OBJECT** on the grounds of it being unneighbourly; overlooking and creating a loss of light for the neighbouring property and also a loss of privacy.

**Seaford**                    **55 Belgrave Road**  
LW/15/0183                Planning Application - Single storey rear extension for Mr P Bennett.

It was **RESOLVED** to make **NO OBJECTION**.

**Seaford**                    **16A Chyngton Gardens**  
LW/15/0185                Planning Application - Demolition of garage and replacement with annexe extension and conservatory for Mr & Mrs Bielkus.

It was **RESOLVED** to make **NO OBJECTION**.

**Seaford**                    **6 Harrow Close**  
LW/15/0188                Planning Application - Replacement of an existing conservatory on the rear elevation for Mr D Morgan.

It was **RESOLVED** to make **NO OBJECTION**.

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Planning Applications week ending 21<sup>st</sup> March 2015


**Seaford**                    **5 Deal Avenue**  
LW/15/0199                Planning Application - Erection of single storey extensions at front and rear and a garage at side for Mr R Whickman.

It was **RESOLVED** to make **NO OBJECTION**.

**P110/04/15 Road Closure Request for French Market**

Members considered report 234/14.

It was **RESOLVED** to comment that the Committee could see no highway issue with the road closure request.

It was **RESOLVED** to **INSTRUCT** the Town Clerk to talk to Seaford Chamber of Commerce regarding the location of the market going forwards and take forward some concerns and queries raised regarding the set up and location of the event. 

**P111/04/15 Consultation – Land Adjacent to Fisher Terminal East Quay, Newhaven**

Members considered report 235/14.

*(Standing Orders were suspended at 7.40pm to allow the public to make comment at this stage)*

*Debbie Ward (has submitted a letter to the Clerk and Committee in advance) is concerned regarding the environmental issues and the archaeological interest of the sites. Suggests that the Council supports East Sussex Archaeological Society's request for a full study of the site. Pointed out that the environmental study referred to in the plans is over five years old and was carried out from a desk, not on site. The area has seen porpoises and seals return during this five year period. Would like another environmental study carried out. Has worries regarding the promise to look at things after completion of the application, such as creating the nature reserve. Would like a guarantee that the nature reserve will happen and species will be looked after.*

*Geoff King Tide Mills is one of the very few unspoilt and yet accessible stretches of coast line in East Sussex. There is much flora and fauna that call Tide Mills home. Tide Mills is also designated as a Site of Nature Conservation Importance and part of Tide Mills falls within the South Downs National Park. Tide Mills is enjoyed by local people and visitors alike for its wild charm and, at low water, for its sandy beach by the East Arm.*

*The last time that Tide Mills was under threat was about 5 years ago when it was proposed to construct the outfall pipe for the new Peacehaven Water Treatment Works on Tide Mills. At that time ESCC imposed so many and varied environmental and ecological constraints to ESCC Planning Application LW/630/CMS, that the company concerned abandoned any plans to use Tide Mills for their project.*

*If those many and varied environmental and ecological constraints were valid in 2010 then they are just as valid today, if not more so given the increased public awareness of environmental matters.*

*Now Tide Mills is under threat again. This time it is from the French company that owns Newhaven Port and Properties. The harbour expansion plan would destroy a large part of Tide Mills and the sandy beach by the East Arm. Much has been promised of this harbour expansion by NPP in the shape of local jobs and local prosperity but the truth is that as most of this harbour expansion relies on the Rampion Wind Farm project which will require skilled technicians that will be drafted in from elsewhere. There may well be a very few less skilled jobs for local people but not the jobs bonanza promised by NPP.*

*NPP may also refer to the fact that much of Tide Mills has long been regarded as a 'Brown Field Site' and has also been designated for harbour expansion. My question to those who use the term 'Brown Field Site' is – How many years does it take for land to cease to be a 'Brown Field Site'. Tide Mills has long*

*since returned to a wild, unspoilt landscape. If that fact is ignored then it could be argued that Iron and Bronze Age sites are 'Brown Field Sites' but I suspect that the historians would argue against that.*

*As for harbour expansion land, NPP already have a large area of Tide Mills that they fenced off some 2 years ago which they have yet to do anything with. There is also much under used or unused land and derelict buildings within the current harbour boundary fence.*

*The only thing that has expanded within Newhaven Harbour is the scrap metal mountain which now fills the East Quay and has overflowed in the last couple of weeks onto the land behind the existing Fisher Warehouse next to Tide Mills.*

*I would suggest that with careful planning, replacement of derelict buildings and quayside refurbishment, that the so called 'Harbour Expansion Plans' could be accommodated within the current harbour boundary fence without taking even more land.*

*Do we want to see much of Tide Mills become a Scrap Metal Yard.*

*Included in these proposals is the provision of a Nature Reserve. This is to be sited on land that is already publicly accessible and there are no detailed plans of what this Nature Reserve will consist of. I would suggest that this is being offered by NPP to distract people from what they are planning to do with the rest of Tide Mills and to fool people into thinking this is a good thing for the area.*

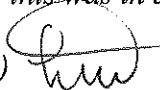
*Development that improves local prosperity and local jobs is a very laudable ambition but it must always be balanced against any harm it might do to the local environment. The NPP proposals will do little for local jobs and local prosperity; it may however make a large profit for the French owners whilst doing immense damage to much of Tide Mills. Once Tide Mills is lost it will be gone for ever. Would the French let us do this in Dieppe.*

*The 200+ letters on the LDC Planning website, the 3000+ signatures on the petition and the letter on the LDC Planning website from ESCC Archaeology Department expressing concern about both the visible and the buried archaeology and calling for a redesign of some of the proposals cannot be ignored. Planning policy is meant to protect irreplaceable environments. Don't let Tide Mills and the Beach be destroyed in the name of profit for the French owners of the Newhaven Harbour.*

Bob Gower

*Questioned where the boundary of NPP ownership was and if all of this was in a conservation area?*

(Standing Orders resumed at 7.51pm)



It was **RESOLVED** to **OBJECT** on the grounds of:

1. The loss of amenity i.e. sandy beach;
2. The conservation concerns;
3. The archaeological interests of the sites;
4. The impact on the local infrastructure;
5. Potential breach of Section 31 of the Highways Act regarding public accessibility and the removal of a public right of way;
6. The threat to the unique vegetation on the shingle;
7. Excess dredging and the effect this will have on the behaviour and movements of the sea and shingle;
8. The requirement for an up to date, on site environmental study to be undertaken;
9. The potential impact on flood protection and defences for the towns; and
10. The impact this may have on marine life.

It was **RESOVLED** to **REQUEST** that Seaford Town Council be consulted at every stage of this application and process, and that NPP in turn engage more with Seaford and hold a public meeting that the residents of Seaford are able to attend.

**P112/04/15 Re-Consultation on 11 Carlton Road, Seaford**

Members considered report 236/14.

It was **RESOLVED** to **UPHOLD** the Committee's previous decision on the application made on 19<sup>th</sup> February 2015, which was to object on the grounds of overlooking and overshadowing the neighbouring house at number 13.

**P113/04/15 Update – Renovation of barn at Manor North, Manor Yard, Bishopstone**

Members **NOTED** report 237/14.

**P114/04/15 Update Report**

Members **NOTED** report 238/14 updating the Committee of previous planning applications and approved road closures.

The meeting closed at 8.10pm.

 20/8/15

Councillor L Wallraven  
Chairman