



Seaford Town Council  
**Planning & Highways Committee**

Minutes of the meeting of the **Planning & Highways Committee** held at the **Seaford Baptist Church, Belgrave Road Seaford** on **Thursday 3<sup>rd</sup> November 2016**.

**Present:**

Councillor L Wallraven (Chairman)  
Councillor R Honeyman (Vice Chairman)  
Councillors D Argent, P Boorman, D Burchett, A Latham, P Lower, L Worcester and L. Freeman (Mayor)  
Tom Exley, Deputy Young Mayor of Seaford  
James Corrigan, Town Clerk - Seaford Town Council  
Geoff Johnson, Planning Officer - Seaford Town Council (minutes)  
55 members of the public.

**P 52/11/16 Apologies for Absence and Declaration of Substitute Members**

Apologies from Councillor A Mclean. Councillor A Mclean was substituted by Councillor L Freeman.

**P53/11/16 Disclosure of Interests**

Cllr Boorman declared a non-pecuniary interest in LW/16/0795 and did not speak or vote on the application.

Cllr Latham declared a non-pecuniary interest in item 6 and did not speak or vote on the matter.

Cllr Wallraven declared a non-pecuniary interest as Lewes District Councillor sitting on the District Council's Planning Applications Committee and did not vote on any item.

**P54/11/16 Public Participation**

There was no public participation

**P55/11/16 Outline Planning Application for the development of the former Newlands School**

Public Participation on this Item:

*Mrs Pewely Explained that her house backed on to the former Nursery. The road was incorrectly referred to as Sandalls Close in the plans. Concerned about the boundary flint wall in poor repair and who would take responsibility for repair. Would also like to see more details on the height of the windows as she was concerned about possible overlooking*

*Wendy Howell There was an unexplained disparity between the no. of vehicles shown in the 2004 survey and the applicant's 2015 survey. The school closed in 2014. The data in Mr Kemp's report for the applicant cannot be relied on. Also, the data on car ownership has been interpreted wrongly. This is important as it impacts directly on the use of surrounding roads. Many school age children live there and it will generate more traffic in Hartfield Road.*

- Lorna Allen* Concerned that few of the residents affected know what is going on. There were a large number of clubs covering many sports, evicted from Newlands when it closed. Netball, Gymnastics Swimming and Martial Arts as well as the activities mentioned in the report. They were not temporary uses; they were long term. Concern at loss of pool facilities. The development on the scale proposed would require school places for up to 240 more children. Local schools were already up to capacity. Will ESCC provide transport for children having to travel out of town? The open space provided in the application plan is a token gesture.
- Claire Flack* Supported views of Lorna Allen. The local Netball club she runs moved from Newlands to Seaford Head School in 2014 and is attempting to accommodate 200 members, including juniors, in a four-hour weekly slot.
- Cllr Olivia Honeyman* Was concerned that no capacity check appeared to have been carried out on the local drainage network and the flood risk assessment was not sufficiently comprehensive.
- At this point the Committee agreed to waive Standing Orders to allow the extension of the period for public speaking.
- Hartfield Road Resident* Concerned that parking on the site would overflow into the surrounding area. There needs to be sufficient internal parking provision.
- Cllr Julian Peterson (LDC)* The traffic figures in the proposals have been 'massaged'. There is a lack of capacity in local schools and major problems with the provision of health services. We need new housing but this plan is 'over-development' on a grand scale. It will destroy the character of this pleasant entrance into the town from the east.
- Martin Kemp* Lack of the clear boundaries required and promised between existing development in Manor Road North and the new development. Need assurances that Manor Road North would only be used as emergency access.
- Manor Road North Resident* Support previous speaker. Was concerned that pre-application discussions with officers and members meant this was a 'done deal'. (The Town Clerk explained what discussions had taken place prior to the submission and assured the speaker that nothing had been agreed at that stage).
- Mr Lambert* Concerned about the preservation of trees and wildlife and the need for more protection of the boundaries of the site.
- Blatchington Rd Resident* Concerned with all the new developments being carried out in the town that local schools will become overcrowded.
- Laura Gough* Are these houses part of the allocation that Seaford is expected to provide under the Local Plan? Will the ESCC fund the required school places now rather than in five years' time? Our GP Surgeries are at full capacity. (The Town Clerk explained the local housing allocation and that this site was not included and therefore had to be treated as a windfall site)
- John Willcock* As a resident of Manor Road North he was concerned that there was no provision for a pedestrian crossing for people to get buses to Newhaven and Brighton. *WJ*

Cllr Nicholson  
(LDC)

*It might be possible for the District Council to include this site in the general allocation as part of the Local Plan process next year rather than a windfall site. It would be difficult for the District Council to impose conditions requiring the expansion of health services. Tonight, all we can consider are the principle of residential use and the number of houses. 238 is on the high side. The District Council will give weight to the Town Council's comments. District members need to be told of local concerns.*

Eleanor  
Humphrey

*Concern as a resident of Manor Road North about the use as an emergency access*

Sue Hart

*Lives further down the A259 near the Horder Centre and is starting to see traffic queuing there from the Town Centre. There has been a significant increase in traffic on the A259 in recent years. The development will make it worse.*

Mr Saunders

*Lives in the St Peters area. Concerned at lack of information and publicity about the meeting. Had heard a lot about infrastructure but was concerned about employment. Where will the jobs come from for the increased population? Traffic is also a problem. There is a lot of congestion in the east of the town already.*

Manor Road  
North resident

*The apartments in the school building will increase the 238 total. Too many units are packed into small areas of the site particularly at the eastern end. The Chair advised that the total of 238 units included the apartments.*

Mr Roberts

*Resident of Blue Haze Avenue. It's important to have pedestrian and cycle paths but there's no provision for pavements in the north of the site; only a grass verge. This will be dangerous for families with children*

It was **RESOLVED** that if the development were to progress it should be limited to 120 units

However, it was **RESOLVED to OBJECT** to the application in its current form on the grounds that the scale of housing proposed: -

Would have an unacceptable impact on the local highway network which is already severely congested at peak times

Will lead to the permanent loss of valuable sports facilities which were provided as the former Newlands school as well as recreational green space and amenity areas. This will be detrimental to the Town in general and will detract from the character and amenities of the locality. It is noted that there is no provision for sports or any community facilities provided for in the proposals.

Will create a significant increase in demand for local healthcare services which, in the absence of any definite proposals to fund and expand facilities, will exacerbate the existing acute problems with the provision of these services.

Will create a demand for school places which in absence of the necessary funding will have an adverse impact on local schools *hu*

Is likely to exacerbate the existing flooding problems arising from the lack of capacity in the local sewerage system. No assessment has been made of the likely impact on the on the existing system

It would lead to the increased use of Manor Road North for general access and construction traffic. This would be seriously detrimental to the residents.

That the mix of dwellings should include the provision of bungalows and that local residents should be given priority in the allocation of affordable housing

That the number of dwellings approved for the site should be included in the overall provision for Seaford in the Local Plan process and should not be regarded as a windfall site

Following the discussion of this item the meeting was adjourned at 8.10pm to allow the public to leave. The meeting resumed at 8.20pm

## **P56/11/16 Planning Applications**

### Planning Applications received for week ending 7<sup>th</sup> October 2016

**Seaford**  
LW/16/0742

#### **15 Chyngton Gardens**

Planning Application - Two-storey side extension to left elevation, single storey projection to front, single storey extension and porch to front elevation, and weatherboard cladding to first floor for Mr. M. Wilson

It was **RESOLVED** to raise **NO OBJECTION**

**Seaford**  
LW/16/0755

#### **4 Firle Drive**

Planning Application - Conversion of an existing garage into a habitable space, extending the existing dormer with an additional window, and replacing flat roof with tiled hipped roof for Mr M Hannay

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

**Seaford**  
LW/16/0771


#### **The Blue Door Nursery, St. John's Church Hall Wilmington Road**

Planning Application - Erection of rear and front single storey extensions for Blue Door Nursery

It was **RESOLVED** to make **NO OBJECTION** subject to compliance with the requirements of Environmental Health regarding the gas pipes.

**Seaford**  
LW/16/0839

#### **29 Steyne Road**

Listed Building Consent Application – Waterproof basement floor and walls, replace sliding windows with side hung sashes, replacement of kitchen, removal of wall between kitchen and living areas, new door opening between living room and bedroom, installation of shower in bedroom and WC under stairs, and new drainage system. For Mrs. L. Blatch 

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

1. That the plans were difficult to interpret
2. That the proposed replacement windows would detract from the character of the Listed Building
3. That the plans for the basement would facilitate its use as a unit of accommodation and this would be inappropriate in a flood risk area.

Planning Application week ending 14<sup>th</sup> October 2016

No planning applications to consider in respect of Seaford.

Planning Applications for week ending 21<sup>st</sup> October 2016

**Seaford**                      **18 High Street**  
LW/16/0795                  Change of Use - part of premises from Retail (A1) to Medical (D1) for Mr.P. Marshall

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

**Seaford**                      **Seaford Service Station Station Approach**  
LW/16/0826                  Planning Application - Erection of side extension to a kiosk and relocation of parking bay for WM Morrison Supermarkets PLC

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

**Seaford**                      **7 Richmond Road**  
LW/16/0836                  Planning Application - Conversion of garage into habitable room for Mr.M Dubra

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

**Seaford**                      **23 Clemantine Avenue**  
LW/16/0884                  Planning Application - Erection of two storey side extension for Mrs. J. Sheldon

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

**Seaford**                      **13 Park Road**  
LW/16/0886                  Planning Application - Demolition of an existing single storey rear extension and erection of replacement single storey extension for Mr.P.Cox

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



Tree Work Applications

**Seaford**                      **3 Seafield Close**  
TW/16/0116/TPO      1 x Sycamore (G1 of Order) Pollard cutting back to previous pollard points for Mr.M.Keen

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

**Seaford**                      **12 Barn Close**  
TW/16/0119/TPO      Sycamores (T1-T3) Cut back to previous pollarding points to let more light into the property for Mrs.P.McGhee

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

**Seaford**                      **Oakdene 36, Firle Road**  
TW/16/0125/TPO      2 x Lawson's Cypress(T1 and T2 on plan) -Remove. 1 x Sycamore on verge (T3) Formative prune to create symmetrical canopy. 4 x Holm Oak (T4 to T8 on plan/ T2,T3,T4 and T5 of the TPO,) Prune back lateral branches overhanging garden back to boundary. 4 x Beech (T9 on plan) Remove basal and epicormic growth on trunk and main limb scaffold. Prune away branches directly affecting garage roof.

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

**Seaford**                      **Fitzgerald House, Croft Lane.**  
TW/16/0129/TCA      Fell - 1 x Cherry Tree.

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

**P57/11/16      Road Closure Request for Christmas Magic**

Members considered report 78/16 relating to the Town Council's own application to close parts of Broad Street , Saxon Lane, Crouch Lane, High Street, Place Lane, Sutton Road, Croft Lane, Church Street and West Street for the Christmas Magic Event on Saturday 3<sup>rd</sup> December 2016.

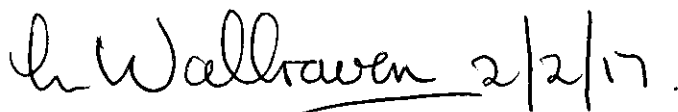
It was **RESOLVED** to raise **NO OBJECTIONS** to the making of the Order.

**P58/11/16      Update Report**

The Committee considered report 77/16

It was **RESOLVED** to **NOTE** the contents of report 77/16 informing the Committee of Lewes District Council decisions on previous planning applications.

The meeting closed at 8.45pm



Councillor L Wallraven  
Chairman