



Seaford Town Council
Planning & Highways Committee

Minutes of the meeting of the **Planning & Highways Committee** held at **The View at Seaford Head, Southdown Road, Seaford** on **Thursday 6th April 2017**.

Present:

Councillor L Wallraven (Chairman)
Councillor R Honeyman (Vice Chairman)
Councillors D Argent, P Boorman, D Burchett, T Goodman, P Lower and L Freeman.
James Corrigan, Town Clerk and Geoff Johnson, Planning Officer - Seaford Town Council
75 members of the public.

P95/04/17 Apologies for Absence and Declaration of Substitute Members

Apologies from Councillors A McLean and L Worcester. Councillor Mclean was substituted for by Councillor L Freeman.

P96/04/17 Disclosure of Interests

Councillor Wallraven declared a non-pecuniary interest as Lewes District Councillor sitting on the District Council's Planning Applications Committee.

Councillor Honeyman declared a non-pecuniary interest in Item 6 as an employee of East Sussex County Council and did not speak or vote on that item.

P97/04/17 Public Participation

Mr E Hill asked whether road closure consent had been obtained for the holding of the street markets. The Town Clerk confirmed that consent had been granted.

P98/04/17 Outline Planning Application for the development of the former Newlands School

It was **RESOLVED** to waive Standing Orders to allow free discussion for the debate on this item.

The Chairman invited comments from members of the public.

Sylvia Dunn, Whitely Close

Asked for confirmation of whether the Town Council could apply for a share of the CIL contribution if consent was granted for the Newlands development.

Mr Morgan, Manor Road North

Expressed concerns about the tree screen between the boundary of the site and Manor Road North.

Robert Edgar, Hartfield Road

Concerned about traffic issues on the A259. The main road could not absorb additional traffic from the site with causing further severe problems.

Tony Titchmarsh, Firle Road

Hypocritical of the Town Council to object about lack of open space in the Newlands proposals when it had recently obtained consent for a dwelling on green space at North Way/The Holt.

Martin Saunders, Bromley Road

Concerned that the pedestrian/cycle access at the rear of the site could be used by vehicles. Complained that the report to members had not been made available to the public. Asked who would run the sports facilities and how many parking spaces would be provided. Also what would be the CIL contribution now that the Number of dwellings had been reduced from 238 to 183.

The Town Clerk replied that these issues would be dealt with at the detailed stage when there would be further public consultation.

The Planning Officer also reported that Sport England had maintained its formal objection to the application on the grounds that the scheme still did not provide sufficient sports facilities to replace those lost on the closure of the school. It had stated that if the District Council were to approve the application it would make a formal request to the Secretary of State to call-in the application for determination at a Public Inquiry.

Peter Sayers, Southdown Road

Had any consideration been given to the retention of the Sports Hall and Swimming Pool?

Rod Evans, Stoke Manor Close


The residents were having the wool pulled over their eyes regarding density. The plans for the eastern side of the site showed the same density level as before. There was no compensation for the loss of play facilities at the site.

Charles Paynter, Manor Road North

The density of the proposed development on the east of the site adjacent to Manor Road North was unacceptable. There may be 3-storey dwellings allowed there. Previously the Town Council had asked for a reduction to 120 dwellings.

Peter Tulip, Farm Close

Would there be a guarantee that the number of dwellings would be limited to 183 if outline consent is granted?

The Planning Officer replied that it was normal practice for a condition to be placed on the outline consent requiring the development to be carried out in accordance with the scheme submitted at outline stage and specifying the reference number of the plan 

Rob Prior, Blue Haze Avenue

Concern that the density on the northern section of the scheme was too high. Also that there would be vehicular access from Blue Haze Avenue. The ecological studies concentrated too much on bats and Sutton Manor. There were badgers living on the site and they should be protected.

Ruth Burgess, Manor Close

The roads through Blue Haze Avenue were too narrow to be used as vehicular access to the Newlands site. Concern also over the details of the height of the houses vis a vis the existing development at the rear of the site.

Resident of Vale Road

There was a desperate need for housing in the town; particularly affordable housing.

Resident of Harrison Road

A query as to whether land at the rear of Harrison Road was included in the scheme. It had been shown as being within the site in the leaflet circulated in late 2015 at the initial public consultation by the developers.

The Planning Officer replied that this land was not included in the current application.

Resident of 26 Bromley Road

Supported the concerns about possible vehicular access from Blue Haze Avenue. Also queried whether the Sports Hall would be retained.

Resident of Farm Close

Queried whether a maintenance walkway would be retained around the boundary. The Town Clerk replied that this would be dealt with at the detailed stage.

Mrs Paynter, Manor Road North

The open space should be situated in the north of the site to offset the higher density of the adjacent residential development. There was no need for another football pitch. Many existing pitches had a low level of use. What is needed is more open spaces for people to relax and play.

Resident of Eastbourne Road

There are already major problems with congestion on the A259 Eastbourne Road. The proposed access would exacerbate the problems. There should be access from Sutton Corner/Texaco Garage area.

The Planning Officer replied that there were no plans to move the main access but that there was a disagreement between the developers and the County Highways Authority over the details. The developers were proposing a 'ghost island' whereas the County Council favoured a mini-roundabout.

The Public Participation on this item ended at 7.50 pm. It was **RESOLVED** that Standing Orders be reinstated.

Seaford
LW/16/0800

Former Newlands School Site, Eastbourne Road

Revised Plans for Residential and associated developments comprising 183 dwellings.

It was **RESOLVED** to **OBJECT** to the revised application for the following reasons:-

The objection lodged by Sport England dated 20th March 2017 based on the under-provision of sports facilities and failure to comply with Para 74 of the National Planning Policy Framework (2012), should be supported.

The Sports facilities which were included in the revised plans did not compensate for the loss of the existing facilities such as the 'State of the Art' Gymnasium and the Swimming Pool.

If the District Council is minded to approve the revised plans it should insist on the provision of a 4G sports pitch with floodlighting in order to meet the concerns of Sport England regarding the quality and accessibility and partly mitigate the net loss of other facilities at the site.

The overall density of the proposed housing is too high taking into account the traffic generation issues and the need to protect the amenities of neighbouring properties.

The number of units to be provided should therefore be reduced to 140 and additional green space should be provided in the north of the site in order to mitigate the impact of the loss of the existing green space in that part of the site on the adjoining residential properties.

The applicants should provide assurances that the proposed pedestrian/cycle access from Blue Haze Avenue should not be used by vehicular traffic and the emergency access at the boundary of the site with Manor Road North should be properly secured.

Should outline consent be granted the Committee reserved the right to comment on the detailed plans in due course.

The Chairman adjourned the meeting at 8.05pm to enable members of the public to leave. The meeting resumed at 8.15pm.

P99/04/17 Other Planning Applications

Planning Applications received for week ending 10th March 2017

Seaford
LW/17/0160

Hurdis House 10 Broad Street

Planning Application-Multi Change of Use of building to include coffee shop, licensed restaurant, tutoring school and offices and installation of roller blind.

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



Seaford
LW/17/0183

6 Hill Rise
Planning Application-Erection of first floor side extension.

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

Seaford
LW/17/0187

11 The Lords
Planning Application-Erection of single storey side and rear extension.

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

Planning Applications for week ending 17th March 2017

Seaford
LW/17/0190

19 Westdown Road.
Planning Application-Erection of 5 two storey houses and associated car parking and garaging.

It was **RESOLVED** to **OBJECT** to the application on the grounds the proposals for 5 houses would constitute over-development of the site, would be out of character with the existing development in the area and therefore, be contrary to Policy ST3 of the Local Plan

Planning Applications for week ending 24th March 2017

Seaford
LW/17/0185

United Reformed Church Clinton Place
Planning Application - New entrance foyer extension, conversion and extension of existing garage to storeroom, removal of existing timber doors and installation of glazing in lieu, installation of stained glass screens internally behind retained existing external diamond patterned glazed windows, internal alterations and re-ordering of Sanctuary, removal of existing iron railings to south elevation, and new York Stone paving adjacent to the south elevation.

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

Tree Work Applications


Seaford
TW/17/0023/TPO

31 Belgrave Road
3 x Sycamore (T1 to T3 in G1 of the Order) Reduce trees by up to 1 metre back to normal growth points, removal of epicormic growth and crown raise by removal of secondary growth points where needed.

It was **RESOLVED** to **SUPPORT** the application subject to the views of the District Council's Arboricultural Officer

P100/04/17 Wildlife Verges

Members considered report 139/16 on the proposals by East Sussex County Council for the trial designation of 'wildlife verges' in four locations in the Town.

It was **RESOLVED** to **SUPPORT** the proposals relating to the sites at Edinburgh Road, Kingsway and Marine Drive/The Rookery and **RESOLVED** that the designation of the 

site at Manor Farm Bishopstone was impractical and unnecessary as the site was already managed by the local residents.

P101/04/17 Update Report

The Committee considered report 138/16.

It was **RESOLVED** to **NOTE** the contents of report 138/16 informing the Committee of Lewes District Council decisions on previous planning applications.

The meeting closed at 8.37pm.

L Wallraven 18/5/17

Councillor L Wallraven
Chairman