



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 18<sup>th</sup> August 2016**.

**Present:**

Councillor L Wallraven (Chairman)  
Councillor R Honeyman (Vice Chairman)  
Councillors, P Boorman, D Burchett, L Freeman, A Latham and L Worcester.  
David Carden, Interim Projects & Facilities Manager – Seaford Town Council  
Elizabeth Harvey, Finance Administration Assistant – Seaford Town Council (Minutes)  
149 members of the public.

Meeting started at 7.15pm

**P33/8/16 Apologies for Absence and Declaration of Substitute Members**

Apologies for absence were received from Councillors P Lower (Councillor L Freeman substituted), D Argent and A McLean.

**P34/8/16 Disclosure of Interests**

Councillor A Latham and L Worchester disclosed a non-pecuniary interest in planning application LW/16/0499 regarding living in the area of the proposed development. Councillor L Wallraven disclosed a pecuniary interest as a Lewes District Councillor sitting on the District's Planning Committee.

**P35/8/16 Public Participation**

There was no public participation.

**P36/8/16 Planning Applications**

Planning Application week ending 22<sup>nd</sup> July 2016

<b>Seaford</b>	<b>Land At Chyngton Way</b>
LW/16/0460	Outline Planning Application - Residential development of up to 55 dwellings including affordable housing, landscaping and public open space for Chyngton Land Limited.

*Mr John Foxley* Highlighted that the application goes against the Local Plan Core Strategy and South Downs National Park Authority policies. Stated that the Core Strategy document features that the Lewes District Area is predominately rural, renowned for its diversity and culture and high quality landscape. Advised that the application has ignored that the land is earmarked for agriculture and associated rural planning policies, along with being outside the planning boundary. Feels the land is subject to environmental and rural statements as detailed in the Core Strategy.


*Ms Diane Bushell* Stated that the application conflicts with the National Planning Policy Framework and local policies. Believes conflicts at least

*6 times with the Core Strategy and 9 times on the local policies. Highlighted that the design statement on the application gives incorrect information regarding distances in transport to local amenities and on other points which she has raised with East Sussex County Council Highways Department.*

- Mr Nick Smith*      *Raised issues regarding the impact this application would have on tourism and the iconic views, along with access to the development via the bridle path and to the national cycle routes. Along with the impact on the local residents and detrimental effects it would have with increased cars on the road and no public transport in the area. Highlighted concerns regarding the potential effect on wildlife and the removal of the horses in the field and the effect on the beautiful natural feeling in the area.*
- Mrs Sylvia Dunn*      *Stated that the strain on the local services would be immense and a section 106 agreement and CIL Construction Levy should be looked at very seriously.*
- Mr Edward Heart*      *Raised that the planned development is outside the planning boundary and against many planning policies. Stated that there are three protected birds on this site and that East Sussex County Council are reviewing the access issues to the site again. Highlighted that the application is a contravention to the key Core Strategy and that English Heritage has identified the site as being of archaeological value.*
- Ms Laura Bull*      *Had enquired with the local primary school on the number of spaces left and received the answer of five. Therefore, raised concerns over limited places and highlighted that children would have to travel outside the Seaford area for a school.*
- Mr Roger Tull*      *Questioned whether Seaford Town Council will be notifying South Downs National Park Authority and National Park Authority?*
- Cllr Wallraven*      *Confirmed that Lewes District Council as part of the planning application process will contact them.*
- Mr Tom Tulbert*      *Confirmed that South Downs National Park Authority has already submitted an objection to Lewes District Council.*

Members discussed various concerns with the proposed planning application including that a rare squirrel was photographed in the area of the proposed development site. The photograph was circulated for all committee members to see.

It was **PROPOSED** to **OBJECT** to planning application LW/16/0460 on the following grounds;

1. Being contrary to the Lewes District Local Plan as adopted by the District Council in May 2016;
2. Being outside of the Development Plan boundary; 

3. Being significant overdevelopment of the site
  4. Affecting access to the National Park;
  5. Having a potentially detrimental impact on tourism and access to the iconic Seven Sisters view from South Hill Barn;
  6. The impact on local infrastructure such as the already oversubscribed medical care and school services;
  7. The loss of strategic views of the National Park; and
  8. The proposed entrance to the site causing transport issues for the area.
- In addition, it should be **RECOMMENDED** that a full archaeological and wildlife report be carried out for the site.

A **RECORDED VOTE** was requested :-

Councillor D Burchett	For
Councillor P Boorman	For
Councillor L Freeman	For
Councillor R Honeyman	For
Councillor A Latham	For
Councillor L Worchester	For
Councillor L Wallraven	Abstained

The motion was **CARRIED**.

The meeting closed at 8pm.

*L Wallraven 20/10/16*

Councillor L Wallraven  
Chairman

