



Seaford Town Council

To Members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held at the **Council Chamber, 37 Church Street, Seaford**, on **Thursday 28th May 2015**, at **7.00pm**, which you are summoned to attend.


James Corrigan
Town Clerk
21 May 2015

1. Apologies for Absence and Declaration of Substitute Members

2. Disclosure of Interests

To deal with any disclosure by Members of any discloseable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

3. Public Participation

In accordance with Standing Order 1 and Seaford Town Council Policy members of the public will be entitled to speak on general issues concerning this Committee on non-planning application matters at this point. People wishing to speak on planning applications may do so immediately before each planning application.

4. Planning Applications

Planning Applications week ending 2nd May 2015

To consider planning applications in respect of Seaford:

Seaford
LW/15/0280

123 Princess Drive

Advertisement Consent Application - Installation of signage: 1 x internally illuminated aluminium fascia with acrylic text with vinyl face and backed up acrylic. 1 x internally illuminated aluminium projection sign with acrylic text with vinyl face. 1 x post mounted parent and child car park sign, aluminium panel with applied vinyl image. 1 x post mounted disabled car park sign, aluminium panel with applied vinyl image. 1 x post mounted car park disclaimer sign, aluminium panel with applied vinyl text. 2 x post mounted car park signs pointing right, aluminium panel with applied vinyl text and image. 2 x post mounted car park signs pointing left, aluminium panel with applied vinyl text and image for Co-operative Food Group

Seaford LW/15/0307	31 Maple Fields Planning Application - Loft conversion, together with installation of two new windows (first floor side window obscure glazed) and a log burner flue to the existing elevations for Mrs C Smoker
Seaford LW/15/0315	72 Vale Road Planning Application - Demolition of fire damaged property and erection of a replacement detached dwelling and garage for Mr S Tutt
Seaford LW/15/0320	31 Coxwell Close Planning Application - Erection of a rear single storey conservatory for Mr M Sole
Seaford LW/15/0330	2 Elm Close Planning Application - Single storey rear extension and increase in height of garage to rear for Mrs J Rough
Seaford LW/15/0333	18 Old Nursery Close Planning Application - Erection of first floor side extension for Mr P Trill
Seaford LW/15/0339	61 Hawth Park Road Planning Application - Single storey extension to front for Mrs K Minchinton
Seaford LW/15/0343	42 Headland Avenue Planning Application - Single storey side and rear extension for Mr D Carter

Planning Applications week ending 9th May 2015

To consider planning applications in respect of Seaford:

Seaford LW/15/0334	Units 1 And 2 123 Princess Drive Planning Application - Installation of plant and air-conditioning equipment to side of building for Wellsfield Associates
Seaford LW/15/0349	Salts Recreation Ground Marine Parade Planning Application - Installation of single piece of play equipment for Seaford Town Council
Seaford LW/15/0351	2 Lullington Close Planning Application - Installation of a dormer window to front for Mr R Walker
Seaford LW/15/0352	20 Lexden Road Planning Application - Single storey rear extension for Mr S Sivakaran

Seaford **8 Kingsway**
LW/15/0353 Planning Application - Demolition of an existing garage, erection of a single storey rear and side extension, loft conversion including dormer window, creation of new entrance porch and creation of a second vehicular access crossover point and erection of a detached summer house for Mr P Gardener

Seaford **2 Cliff Tops, Cliff Road**
LW/15/0354 Planning Application - Garage conversion and the erection of a new detached garage for Mrs J Carpenter

Planning Applications week ending 16th May 2015

To consider planning applications in respect of Seaford:

Seaford **3 The Corner House Firle Road**
LW/15/0375 Planning Application - Erection of detached garage and a new vehicular access crossover for Mr R Whatmore

Seaford **3 Gerald Road**
LW/15/0392 Planning Application - Demolition of existing conservatory and erection of two storey rear extension, addition of pitched roof to existing single storey rear extension and two storey side/front extension with balcony to front elevation for Mr I Davis

Tree Works Applications

Seaford **6 Seagrove Way**
TW/15/0038/
TPO 1 x Sycamore (T1 of the order) – remove 5 x selected branches, clear dead matter
 1 x Elm (T2 of the order) – remove 2 x selected branches
 1 x Sycamore (T3 of the order) – remove 8 x selected branches
 1 x Sycamore (T4 of the order) – remove 4 x selected branches
 1 x Elm (T5 of the order) – no work

5. Appeal – LW/14/0875 15 Highlands Road, Seaford

To consider report 12/15 whether this committee would like to withdraw or modify earlier comments or to consider making additional comments.

6. Update report

To note report 13/15 updating the committee of previous planning applications and e-mail from Mr Daniel Wynne, Trees & Landscaping Officer, Lewes District Council regarding SDNP/15/01898/TCA.

Circulation:

Committee:

Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman).
Councillors D Argent, D Burchett, M Lambert, P Lower and A McLean.

For information: Councillors S Adeniji, M Brown, C Campbell, R Chambers, L Freeman, R Hayder, O Honeyman and D Silvey-Adam.



Seaford Town Council

Report 12/15

Agenda Item No: 5
Committee: Planning & Highways Committee.
Date: 28 May 2015
Title: Appeal – LW/14/0875 15 Highlands Road, Seaford.
By: Lucy Clark, Support Services Manager
Purpose of Report: To inform the Committee of the Appeal and to consider whether to withdraw or modify earlier comments or to consider making additional comments.

Recommendations

You are recommended:

1. To consider whether this Committee would like withdraw or modify earlier comments or to consider making additional comments.
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1. Information

- 1.1 Lewes District Council has informed us that an appeal has been made to the Department of Communities and Local Government in respect of application LW/14/0875 – 15 Highlands Road, Seaford in requesting approval for the erection of a two storey side extension and installation of four detached pods of supported housing in the rear garden.
- 1.2 The original application was brought to this Committee on 11 December 2014 where it was strongly objected to on the grounds of: *“total overdevelopment, out of character, unsightly, parking issues and increased traffic adding to the existing traffic problems”*.
- 1.3 The letter received from Lewes District Council (attached in Appendix A) allows Seaford Town Council the opportunity to withdraw or modify earlier comments or to include any additional comments and should be returned no later than 10 June 2015.

2 Financial Appraisal

There are no financial implications as a result of this report.

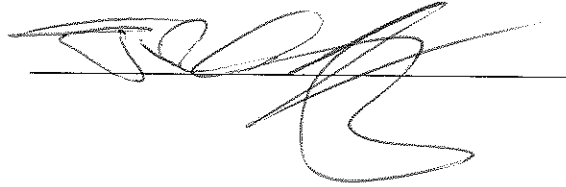
3 Contact Officer

The Contact Officer for this report is Lucy Clark, Support Services Manager

Support Services Manager

A handwritten signature in black ink, appearing to be 'Lucy Clark', written over a horizontal line.

Town Clerk

A handwritten signature in black ink, written over a horizontal line. The signature is more stylized and less legible than the one above.



Planning Services

Southover House, Southover Road, Lewes, East Sussex, BN7 1AB
Tel: 01273 471600 Fax: 01273 484452 Minicom: 01273 484488
www.lewes.gov.uk DX No. 3118 Lewes-1

Lewes District Council

Gillian Marston – Director of Service Delivery

Main Town Or Parish Council

Planning Ref: LW/14/0875

Appeal Ref: APPEAL/15/0008

Please ask for: Mr Steve Howe

Telephone: 01273 484439 / 484440

Date: 6 May 2015

Dear Sir/Madam

Town and Country Planning Act 1990

Planning Inspectorate Ref: APP/P1425/W/15/3013442

Appeal Starting Date: 6 May 2015

Appeal by: Mr S Rajput

Proposal: Erection of a two storey side extension and installation of four detached pods of supported housing in the rear garden

Site: 15 Highlands Road, Seaford, East Sussex, BN25 1SL

I am writing to let you know that an appeal has been made to the Department of Communities and Local Government in respect of the above site following refusal of planning permission by this Council.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

Any comments already made (unless they are expressly confidential) following the original application for planning permission will be forwarded to The Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal. Similarly, if you wish to withdraw or modify your earlier comments, or wish to make additional comments, you should write (please send **three** copies) to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN by **10 June 2015** quoting reference number **APP/P1425/W/15/3013442**.

The Planning Inspectorate will not acknowledge any comments received unless specifically asked to do so. If representations are received after the deadline they will not normally be seen by the Inspector and they will be returned. If you wish to know the result of the appeal, and would like to receive a copy of the appeal decision letter, whether or not you have made written representations, you should write to the same address, quoting the same reference number.

Letters received by the deadline will be passed to the appropriate Inspector dealing with the appeal and copies will be sent to the appellant and to the Council. The appellant and the Council will each submit statements about the appeal and these can be inspected at my office in due course.

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pes. The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Portal). Your comments may include your name, address, email address or phone number. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

A booklet, 'Guide to taking part in Planning Appeals' has been produced by The Planning Inspectorate, and copies are available, free of charge, from my office.

Yours faithfully

A handwritten signature in black ink, consisting of several vertical strokes and a large loop at the bottom, positioned below the text 'Yours faithfully'.

Director of Service Delivery



Seaford Town Council

Report 13/15

Agenda Item No: 6
Committee: Planning & Highways Committee.
Date: 28 May 2015
Title: Update Report
By: Lucy Clark, Support Services Manager
Purpose of Report: To inform the Committee of LDC decisions

Recommendations

You are recommended:

1. To note the contents of the report.
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1. Information

- 1.1 Please see the attached list in Appendix A showing LDC decisions on previous applications put before this Committee which is for reference only.
- 1.2 An email has been received from the Trees & Landscape Officer at LDC informing Seaford Town Council of their recent objection to Tree Work Application SDNP/15/01898/TCA The Downs The Street Bishopstone Village. (Attached in Appendix B).

Mr Wynn explains that as adequate reasons were not given in support of the objections, LDC was unable to report the matter to the Planning Committee. Mr Wynn then continues to explain how the system operates in relation to tree work applications made under the Conservation Area regulations which Councillor's may find helpful for any future matters.

2. Financial Appraisal

There are no financial implications to the Council as a result of this report.

3. Contact Officer

The Contact Officer for this report is Lucy Clark, Support Services Manager.

Support Services Manger

Update Report - 28/05/2015

Reference	Address	Description	Registered W/E	STC Meeting Date	STC Decision	LDC Decision
LW/15/0128	55 Sutton Drive	Planning Application - Demolition of redundant nursery buildings and erection of four dwellings (resubmission of application reference LW/14/0820) for Havenscroft Ltd	21.02.2015	12.03.2015	Objection on the grounds of overdevelopment, highway concerns and that it is against Seaford Town Council's policy to agree to any applications seeking to re-designate existing industrial, commercial and recreational sites for housing development.	Approved
LW/15/0118	The New House & 18 High Street Peilham Yard	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	07.03.2015	02.04.2015	Objection on the grounds of it 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 into residential properties	Approved
LW/15/0161	Meopham House Rother Road	Planning Application - Single storey rear and side extension for Mr M Garman	07.03.2015	02.04.2015	No objection	Approved
LW/15/0163	3 Blatchington Road	Planning Application - Conversion of detached garage and erection of first floor extension over for Mrs D Hearnden	14.03.2015	02.04.2015	Objection on the grounds of it being unneighbourly; overlooking and creating a loss of light for the neighbouring property and a loss of privacy	Refused
LW/15/0183	55 Belgrave Road	Planning Application - Single storey rear extension for Mr P Bennett	14.03.2015	02.04.2015	No objection	Approved
LW/15/0185	16A Chyngton Gardens	Planning Application - Demolition of garage and replacement with annexe extension and conservatory for Mr & Mrs Bleikus	14.03.2015	02.04.2015	No objection	Approved
LW/15/0199	5 Deal Avenue	Planning Application - Erection of single storey extensions at front and rear and a garage at side for Mr R Whickman	21.03.2015	02.04.2015	No objection	Approved
LW/15/0124	80 - 88 Claremont Road	Planning Application - Erection of a single storey front extension, single storey rear extension, detached laundry building to the rear and increased vehicular access for Clifden House Dementia Care Centre	28.03.2015	23.04.2015	No objection	Approved
LW/15/0200	86 Marine Parade	Planning Application - Erection of a single storey detached studio to rear for Mr P Light	28.03.2015	23.04.2015	Objection-Overdevelopment, out of character, creating loss of light	Approved
LW/15/0239	71 North Way	Planning Application - Garage conversion, including front and side extensions, and raising of roof height for Mrs J Ruckes	04.04.2015	23.04.2015	No objection	Approved
LW/15/0248	29 Belvedere Gardens	Planning Application - Erection of a two storey rear extension and replacement detached garage for Mr A Bishop	04.04.2015	23.04.2015	Objection-out of character, overlooking neighbouring properties and overdevelopment	Refused
LW/15/0263	15 St Johns Road	Planning Application - Erection of replacement steps and associated works for Lady A Funnell	11.04.2015	23.04.2015	No Objection	Approved

From: Daniel Wynn [mailto:Daniel.Wynn@lewes.gov.uk]
Sent: 07 May 2015 12:00
To: Elizabeth Harvey
Cc: Daniel Wynn
Subject: RE: Seaford Town council -Decision from P&H meeting 06.05.2015

Dear Elizabeth

Tree Work Notification: SDNP/15/01898/TCA The Downs The Street Bishopstone Village East Sussex BN25 2UD

I note Seaford Town Council's objection to the tree work notice, the details of which can be found via the South Downs National Park web site (type in the above reference number) :

<http://planningpublicaccess.southdowns.gov.uk/online-applications/>

Under normal circumstances any objection to a tree work notice made by a Town or Parish Council would require the matter be reported to the Planning Applications Committee who would then consider the relevant issues before deciding whether to impose a Tree Preservation Order. In this case, however, your Council has not given adequate reasons in support of its objections and for this reason we are unable to report the matter to the Planning Committee.

The tree work application was made under the Conservation Area regulations and I thought it might be useful to outline how this particular system operates. If a tree is located within a Conservation Area anyone wanting to undertake works must give this Council six weeks' notice in writing (called a section 211 notification). The Council can only deal with a 211 Notice in one of two ways. We may either make a Tree Preservation Order if adequately justified in the interests of amenity, or decide not to make a Tree Preservation Order allow the works to commence.

In the normal course of my duties, I have already conducted a site visit and determined that the cutting back of various trees (shown as T1, T2, T3 and T4 on the application plan) to the boundary should not have a material impact on tree health or their visual amenity – in fact the works are considered to be quite reasonable under the circumstances; the group of Yew trees (shown T5 and T6 on the application plan) is in fact a hedge and as a result would not qualify for a Tree Preservation Order (hedges are specifically excluded from inclusion within an Order); the Elm (T16 and T17 on the application plan) are positioned at the gable end of the existing garage and appear to be inherently unstable with evidence of root-plate heave (the root-plate appears to have slowly but progressively rotated away from the base of the garage). This was not mentioned in the tree work notice, but was observed and discussed on site.

Overall, it is considered that the proposed works are either reasonable or that the affected trees do not merit and/or qualify for a Tree Preservation Order.

Let me know if your Council wishes to amend its comments and provide a more detailed explanation for the reasons for objecting to the tree work application. Please note that we are under the time clock on this one and this application expires on the 21st but our report deadline is today (7 May) so as to make next week's Committee meeting. The next Committee Meeting is the 27th which is beyond the determination date of the tree work application which will by default, automatically allow the works to commence.

I hope this explains the situation adequately.

Daniel Wynn

Trees & Landscape Officer, Lewes District Council working in partnership with the **South Downs National Park Authority** Planning Services, Southover House, Southover Road, Lewes. East Sussex. BN7 1AB