



Seaford Town Council

## Planning and Highways Committee

Minutes of the meeting of the **Planning and Highways Committee** held at the **Council Chambers, 37 Church Street, Seaford** on **Thursday 16th November 2017** commencing at **7.00 p.m.**

### Present

Councillors L Wallraven (Chairman) D Argent, P Boorman, J Elton, L Freeman, N Freeman, R Honeyman, A Latham, P Lower and M Wearmouth.

Geoff Johnson - Planning Officer.

11 members of the public present.

### **P 51/11/17 Apologies for Absence and Declaration of Substitute Members**

Apologies were received from Councillor T Goodman, Councillor M Wearmouth was substituting for him

### **P 52/11/17 Disclosure of Interests**

Councillor L Wallraven declared a non-pecuniary interest as a member of Lewes District Council's Planning Applications Committee and would not speak or vote on any item other than in the situation of a tied vote.

Councillor P Boorman declared non-pecuniary interests in LW/17/0553, LW/17/0572 and LW/17/0870 and did not speak or vote on those applications. He also declared that as a member of East Sussex County Council he would not speak or vote on Item 5- Re Fishers Wharf Newhaven Harbour

Councillor R Honeyman declared a non-pecuniary interest in LW/17/0837 and did not speak or vote on that application

Councillor A Latham declared a non-pecuniary interest in LW/17/0814 and did not speak or vote on that application.

### **P 53/11/17 Public Participation**

None

### **P 54/11/17 Planning Applications**

#### Planning Applications for week ending 20<sup>th</sup> October 2017

**Seaford**            **8 Belgrave Road**  
LW/17/0553    Planning Application- Construction of a wooden shed/workshop

*Miss Fox of 4 Belgrave Road. She objected to the application and had handed in a letter objection. She had not been notified of the application and had found out about it from the site notice. She owned the access road to the garages at the rear of 4-6 Belgrave Road which abutted the proposed workshop. She considered that the use of the garages rented by the applicant already amounted to*

*an inappropriate business use which was damaging the surface of the narrow access road. The applicant was using the garages for his 'handyman' business and for the repair and testing of motor bikes. She and other residents already suffered excessive noise and disturbance from the current use and the development of the workshop would exacerbate the problem*

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

That taking into account the concerns of the neighbouring residents at the general disturbance caused by the current use of the adjacent garages by the applicant in connection with his business it was probable that the proposed 'workshop' would also be used for business purposes. The restricted nature of the site and the driveway meant that any such commercial use would be seriously detrimental to the amenities of neighbouring residents. The proposed building also constituted overdevelopment of the rear garden, would be completely inappropriate and out of character with the area and contrary to saved policy ST3 of the Lewes Local Plan

**Seaford**            **19 May Avenue**  
LW/17/0733        Planning Application- Erection of a front porch beneath existing roof

It was **NOTED** that planning consent had been granted on this application on 14<sup>th</sup> November 2017


**Seaford**            **2 Salisbury Road**  
LW/17/0814        Planning Application- Demolition of two garage structures and erection of a two bedroomed detached dwelling

*Matthew Noel of 5 Chichester Road - Went through the detailed letter of objection he had submitted to Lewes D.C. The proposed dwelling was too close to existing properties and would overlook neighbouring gardens. The pitched roof would be 13 metres above ground level. It would not be in keeping with the character of the area. Sewage disposal and flooding could also be a problem*

*Dr Carol Turley of 4 Salisbury Road. The proposed dwelling would have a seriously adverse impact on neighbouring dwellings. There would be loss of privacy and overshadowing of gardens. The proposals constituted overdevelopment. No other gardens in the area had been developed. It was unsightly compartmentalisation of the garden; too big; too bulky and unacceptable*

*Howard Johnson of 2A Salisbury Road. The proposed dwelling was overdevelopment and an intrusion into the garden area*

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

That the proposed development was overdevelopment of a restricted site, was completely out of character with the surrounding area, and would have an unacceptable impact on the amenities of neighbouring residents through loss of privacy, overshadowing of gardens and overlooking. It would therefore be contrary to saved policy ST3 of the Lewes Local Plan 

**Seaford**  
LW/17/0837

**Rosecroft 42 Firle Road**

Planning Application- Alterations to rear roof line to form a pitched roof with 3 no. roof lights

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

**Seaford**  
LW/17/0867

**Land at the rear of Grosvenor Lodge Wilmington Road**

Planning Application- Erection of a two-bedroom dwelling

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

That the proposed dwelling on a restricted site with limited garden area constituted overdevelopment and was out of character with the surrounding area, and that the design of the proposed dwelling was out of keeping with the surrounding properties and would have a detrimental impact on the character of the area

**Seaford**  
LW/17/0870

**3 Barons Close**

Planning Application-Erection of single storey side and rear extension

It was **RESOLVED** to **OBJECT** on the grounds of overdevelopment, that the extension was out of character with the surrounding area and contrary to the original layout of the estate

(n.b The resolution was passed by 5 votes to 4 on the casting vote of the Chairman)

**Seaford**  
LW/17/0888

**6 Buckland Close**

Planning Application- Erection of single storey side and rear extension

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

Planning Applications week ending 27<sup>th</sup> October 2017

**Seaford**  
LW/17/0836

**15 Rother Road**

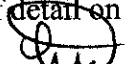
Amended Description and Re-advertisement for Planning Application for proposed two-storey extension

It was **NOTED** that this was the third time this application had appeared on the agenda in recent months. It was **RESOLVED**, as previously, to **SUPPORT** the application and to query why it had appeared on the weekly list for a third time

**Seaford**  
LW/17/0868

**20 High Street**

Listed Building Consent Application- Retention of repair work and internal Alterations

It was **RESOLVED** to **SUPPORT** the application although there were some Concerns expressed about the lack of detail on the plans, particularly in respect Of the proposed doors and windows. 

**Seaford**  
LW/17/0894

**34 Chyngton Gardens**  
Planning Application- Erection of rear conservatory

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

Planning Applications for week ending 3<sup>rd</sup> November 2017

**Seaford**  
LW/17/0572

**1 Lions Place**  
Planning Application- Two storey side extension

It was **RESOLVED** to **SUPPORT** the application. It was considered to be a modest and well-designed scheme which would be in keeping with the area

**Seaford**  
LW/17/0896

**26 Hindover Road**  
Planning Application- Conversion of existing two storey garage and sun lounge to create a self-contained one bed dwelling and construction of a vehicular access and off-street car parking space

*Tina Start of 24 Hindover Road- She had submitted a detailed objection to Lewes D.C. Similar schemes had been rejected in 1988 and last year. This current application did not resolve the problems. It was overdevelopment and lacked sufficient space for a viable dwelling. It was out of character with the area and unattractive. Allowing residential use would make it more difficult to resist similar applications*

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

The proposed dwelling was overdevelopment, was poorly designed and would be totally out of character with the surrounding area. It would have a detrimental impact on residential amenity and granting consent would make it more difficult to resist similar inappropriate developments in the immediate locality

**Seaford**  
LW/17/0914

**26 Fairways Road**  
Planning Application- Proposed single storey front extension forming front porch, single storey garage extension, single storey rear extension and rooms in roof with roof windows on front and rear

It was **RESOLVED** to **OBJECT** to the application on the grounds that

The proposals constituted overdevelopment of the property and would introduce a discordant feature into the row of bungalows in Fairways Road which would be detrimental to the character and appearance of the street scene

**P 55/11/17 Proposed Development at Fisher's Wharf Newhaven Harbour**

Members considered report 80/17 informing the Committee of the recent application to East Sussex County Council (LW/17/799/CM) for major development at Newhaven Harbour

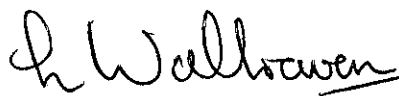
In view of the fact that the consultation period extended to 22<sup>nd</sup> December 2017 it was **RESOLVED** to **DEFER** detailed consideration of the application and response to the next meeting of the Committee on Thursday 7<sup>th</sup> December 2017.

**P 56/11/17 Update Report**

Members considered report 79/17 informing the Committee of Lewes District Council's Decisions on previous applications

It was **RESOLVED** that the report be **NOTED**

The meeting closed at 8.34 pm.

  
Councillor L Wallraven  
Chairman

25/1/2018