



Seaford Town Council

To the Members of the Planning and Highways Committee

A meeting of the **Planning and Highways Committee** will be held at the **Council Chambers, 37 Church Street, Seaford** on **Thursday 1st June 2017** at **7.00pm**, which you are summoned to attend.


James Corrigan
Town Clerk
25th May 2017

AGENDA

1. Apologies for Absence

2. Disclosure of Interests

To deal with any disclosure by Members of any disclosable 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 3 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 Application LW/17/0240- 1, Little Place Lane

To consider the Planning Officer's report 16/17 attached

5. Other Planning Applications

Planning Applications for week ending 5th May

Seaford 29 Chyngton Way

LW/17/0239 Planning Application-Reconstruction of existing dormer to front elevation for Mrs J King

Seaford Land Adjacent to 4-6 The Ridings Sutton Drove

LW/17/0309 Planning Application-Erection of three 2 bedroom flats with parking for West Construction

Seaford Rosecroft, 42 Firle Road

LW/17/0321 Planning Application-Two storey rear extension, rooms in roof with dormers And internal alterations for Mr J Yap

Planning Applications for week ending 12th May 2017

Seaford Morrisons Supermarket and Filling Station Dane Road

LW/17/0343 Advertisement Consent Application-Rebranding external sign work for W M Morrison Supermarkets PLC

Planning Applications for week ending 19th May 2017

- Seaford** **57 Blatchington Road**
LW/17/0369 Planning Application-Conversion of club at ground floor to 10 flats and reconfiguration and extension of first floor to form one flat for Mrs Y Newton-Turner
- Seaford** **69 Blue Haze Avenue**
LW/17/0377 Planning Application-Single storey ground floor extension and extension of existing flat roof dormer for Mr and Mrs P Spencer
- Seaford** **23 Upper Chyngton Gardens**
LW/17/0388 Planning Application-Double storey rear extension and new dormer to side of existing and proposed roof for Mr M Roberts
- Seaford** **8 Friston Close**
LW/17/0389 Planning Application-Enlargement of bedrooms on first floor at rear for Mr M Lee

Tree Works Applications

- Seaford** **15 Barn Close**
TW/17/0034/TPO Tree Works Application-T1 and T2 Sycamore-Reduce to previous pruning points for Mr B Barnett
- Seaford** **8 Chapel Close**
TW/17/0036/TPO Tree Works Application- 1 x Sycamore-Removal of two stems to ground level

6. Proposed new National Park boundary signage

To consider the Planning Officer's report 18/17 attached.

7. Update Report

To note report 17/17 informing the Committee of Lewes District Council decisions on previous planning applications.

Circulation:

Committee: Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman).
Councillors D Argent, P Boorman, L Freeman, N Freeman, T Goodman, A Latham and P Lower.

For information: Councillors S Adeniji, M Brown, D Burchett, B Burfield, R Hayder, O Honeyman, M McLean, M Wearmouth, B Webb and C White.



Seaford Town Council

Report 16/17

Agenda Item No: 4
Committee: Planning & Highways Committee
Date: 1st June 2017
Title: Application LW/17/0240- 1, Little Place Lane
By: Geoff Johnson, Planning Officer
Purpose of Report: To report on the planning issues relating this application

Recommendations

You are recommended:

- 1. To take the information in the report into account when considering the Council's response to the application**
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1. Introduction

Application LW/17/0240 for the change of use of the premises at 1 Little Place Lane from dwelling house (C3) to a place of worship (D1) was registered by Lewes D.C on 5th May and included on the weekly list of applications for the week ending 5th May.

The application has been the subject of reports in the local media following an incident at the premises which the Police are currently investigating.

The purpose of this report therefore is to assist members by setting out the main planning issues relating to the application

2. The Application

The purpose of the application is to obtain consent for the use of the premises as meeting Room and place of worship for the local Muslim community.

For the last 13 years the group has hired and used the premises at the St. James Trust in Blatchington Road for weekly prayers.

The applicant states that the hall will be used by up to 30 people for formal prayers on Fridays between 1.00 and 2.00 p.m .It will also be available for use for smaller groups of 5-10 people on a daily basis for shorter periods

The hall at Little Place Lane was recently converted to a dwelling following the approval of Application LW/15/0169. Prior to the conversion it was used for many years as a base for the local St John Ambulance.

When the 2015 application was considered by the Town Council an objection was raised to the proposed change of use on the grounds that it was overdevelopment, that it would overlook neighbouring properties, that it would lead to traffic issues and would lead to loss of a community venue.

3. The Planning Issues

If the 2105 consent for the dwelling had not been implemented this application would not be necessary as the change from the use by the St John Ambulance to the proposed use as a place of worship would be 'permitted development'. Both uses are within the D1 Use Class.

The fact that the D1 use was well established prior to the brief period of residential use is however a weighty material consideration supporting the granting of consent. The granting of consent would also resolve the objections the Council raised to the residential use.

It should also be emphasised that the identity of the applicant and the religion followed by the proposed users are not a material planning considerations.

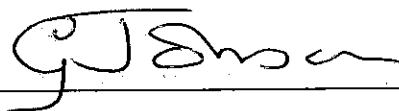
4. Financial Appraisal

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

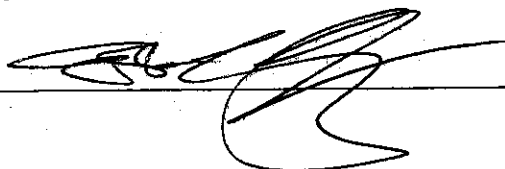
5. Contact Officer

The Contact Officer is Geoff Johnson, Planning Officer

Planning Officer



Town Clerk





Seaford Town Council

Report 18/17

Agenda Item No:	6
Committee:	Planning & Highways Committee
Date:	1st June 2017
Title:	Proposed new National Park boundary signage
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To report on consultations being carried out by the SDNPA on proposed new boundary signage in the National Park.

Recommendations

You are recommended:

- 1. To consider the Council's response on the proposed National Park boundary sign for the A259 in Seaford**
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1. Introduction

The South Downs National Park Authority has designed a standard road sign to define and publicise the Park boundary in various sites across Hampshire and West and East Sussex.

In the initial phase of the scheme, an advertisement application has been submitted for a total of 20 'entry' signs and consultation is being carried out with all the relevant authorities in the Park area.

2. Consideration

The SDNPA explains in its supporting statement that although the Authority was set up 7 years ago a decision was taken then not to create entry signs until it was fully established and had developed its own identity, track record and distinctive policies.

The purposes of the signs are, principally, to raise awareness of the National Park as a place of national and international importance and to create a strong and positive 'sense of arrival'.

The signs are of standard design, coloured brown and manufactured from metal and wood. They are in a range of sizes to fit the particular location.

The sign proposed for the A259 at Seaford is shown in the attached illustration. It is within the 'smaller' range of signs. The exact location is not specified but it is likely to be placed on the verge close to the junction with Chyngton Lane North.

Further details of the application and scheme can be found on the SDNPA website under reference SDNP/17/02060/ADV.

The consultation period runs to 8th June 2017.

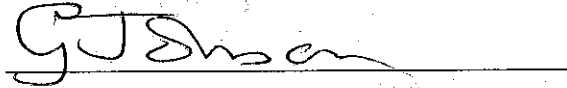
3 Financial Appraisal

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

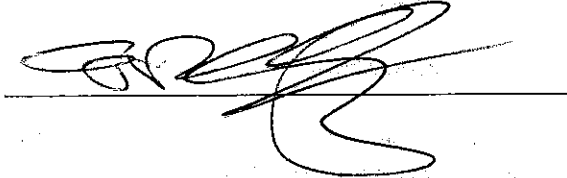
4. Contact Officer

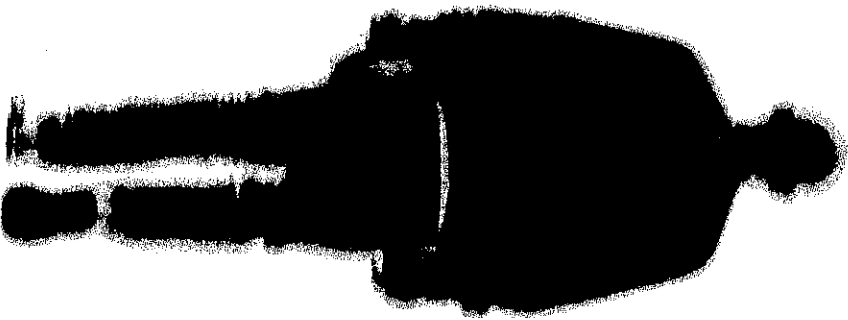
The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer

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Town Clerk

A handwritten signature in black ink, written over a horizontal line. The signature is highly stylized and illegible.



1.4M



120mm depth

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Sign Ref No: ESICC3/19

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Seaford Town Council

Report 17/17

Agenda Item No: 7
Committee: Planning & Highways Committee
Date: 1st June 2017
Title: Update Report
By: Geoff Johnson Planning Officer
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.

The decision notices for these applications can be found in the LDC Planning Decisions File placed in the Members' Room or via the Lewes Planning Portal www.lewes.gov.uk/planning/15501.asp.

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 Geoff Johnson, Planning Officer

Planning Officer

APPENDIX A

UPDATE REPORT 17/17 for PLANNING AND HIGHWAYS COMMITTEE- THURSDAY 1st JUNE 2017.

DECISIONS MADE BY LEWES D.C SINCE THE LAST COMMITTEE MEETING.

APPROVED BY LDC-NO OBJECTION FROM STC

LW/17/0185 – United Reformed Church, Clinton Place – Minor extensions and internal alterations (06/04)

LW/17/0245 - 56, Vale Road - Demolition of bungalow and erection of two 4-bed semi-detached houses (27/04)

LW/17/0211 – 11, Headland Avenue – Demolition of conservatory and erection of single-storey extension (27/04)

LW/17/0271 – 14, Stafford Road – Erection of first floor rear extension (27/04)

APPROVED BY LDC – OBJECTION FROM STC

None

REFUSED BY LDC-OBJECTION FROM STC

LW/17/0022/23- 15-17 High Street – Demolition to rear of listed building and replacement with 3 dwellings (02/02)

LW/17/0090 – 54 Belgrave Road – Retrospective application for rear and side extensions (16/03) n.b Refusal and Objection both related to rear extension only

REFUSED BY LDC-NO OBJECTION FROM STC:

None

NOTIFICATION OF APPEAL – LW/16/0965 – New Dwelling on Land adj. to Hillhead 95 Firlie Road (15/12/16)