



Seaford Town Council

**To the Members of the Planning and Highways Committee**

A meeting of the of the **Planning and Highways Committee** will be held at the **Council Chambers, 37 Church Street, Seaford** on **Thursday 23rd February 2017** at **7.00pm** which you are summoned to attend.

James Corrigan  
Town Clerk  
16<sup>th</sup> February 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 Applications**

Planning Applications for week ending 27<sup>th</sup> January 2017

<b>Seaford</b> LW/17/0027	<b>6 Maurice Road</b> Planning Application- Erection of a single storey front extension and Conversion of garage to habitable space for Mr J McCarthy.
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<b>Seaford</b> LW/17/0050	<b>18 Kedale Road</b> Planning Application-Replace existing side window with fully glazed single door and glass Juliet balcony for Mr J Klus.
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Planning Applications for week ending 3<sup>rd</sup> February 2017

<b>Seaford</b> LW/17/0046	<b>1 Bishops Close</b> Planning Application- Erection of a single storey extension for Mr.I Tridgell.
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<b>Seaford</b> LW/17/0059	<b>27 Bishopstone Road Bishopstone</b> Planning Application- Installation of raised decking at the front of the property for Mr F Donaldson.
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**Seaford**                      **4 Meads Road**  
LW/17/0061                      Planning Application-Erection of side extension at first floor level with front dormer for Mr and Mrs Barber.

**Seaford**                      **Garages Chichester Close**  
LW/17/0062                      Planning Application- Demolition of garages and erection of two semi-detached dwellings for Mr S Wiley.

**Seaford**                      **44 Kingsmead**  
LW/17/0070                      Planning Application-Erection of two storey rear extension for Mrs D Pallen.

**Seaford**                      **6 Willow Drive**  
LW/17/0071                      Planning Application- Demolish existing porch and rebuild by extending it by a further 1.215m for Mr and Mrs P Cole.

Planning Applications received week ending 10<sup>th</sup> February 2017

**Seaford**                      **35 Upper Belgrave Road**  
LW/17/0067                      Planning Application- Erection of two storey extension for Mr J Usher.

**Seaford**                      **19 Pelham Road**  
LW/17/0093                      Planning Application- Loft conversion to create one bedroom flat for JPP Ltd.

**Seaford**                      **5 Vale Road**  
LW/17/0094                      Planning Application- Erection of two bedroom dwelling with two off-street parking places and associated landscaping for Mr S Powney.

**Seaford**                      **4 Seagrove Way**  
LW/17/0101                      Planning Application- Garage Conversion and relocation of garage door for Mr J Green.

Reconsultation

**Seaford**                      **31 Micklefield Way**  
LW/16/1013                      Planning Application- AMENDED PLANS – Change from first floor extension to single storey front and rear extensions

(Previously considered at the meeting on 9<sup>th</sup> January 2017)

**Seaford**                      **Unit 3 Cradle Hill Industrial Estate**  
LW/0786/CM                      County Matter Application- Demolition and replacement of existing waste transfer building to enable continued use of the site as a waste transfer station

(Previously considered at the meeting on 2<sup>nd</sup> February 2017. Referred back to Committee following a misunderstanding at the last meeting over the height of the proposed building)

## Tree Works Applications

**Seaford**

**36 Blatchington Hill**

TW/17/0018/TCA Remove 3 metres from the top of a group of trees ( 1 x Elm  
6 x Bay Tree, 1 x Cherry, 6 x Leylandii) for Barbara Withers

### **5. Consultation Responses on Planning Applications**

To consider report 119/16 on Lewes District Council's guidance regarding responses to consultations on planning applications.

### **6. Update Report**

To note report 118/16 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, D Burchett, T Goodman, A Latham, P Lower, A McLean and L Worcester.

**For information:** Councillors S Adeniji, M Brown, B Burfield, L Freeman, R Freeman, R Hayder and O Honeyman, M Wearmouth, B Webb and C White.



## Seaford Town Council

Report 119/16

**Agenda Item No:** 5  
**Committee:** Planning & Highways Committee.  
**Date:** 23rd February 2017  
**Title:** Consultation Responses on Planning Applications  
**By:** Geoff Johnson- Planning Officer  
**Purpose of Report:** To inform the Committee of the information and guidance issued by Lewes D.C regarding planning application consultation responses

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**Recommendation:**

**You are recommended:**

**To note the information in the report and take it into account when considering responses to planning applications**

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**1. Introduction**

1.1 The Council has received guidance from Lewes District Council's Planning department as to framing responses to planning applications.

**2. The District Council's Guidance**

2.2 The standard formal response adopted by members to 'approved' applications has been to 'raise no objection'. The District Council has advised that this response is regarded as 'neutral' indicating no preference either for approval or refusal.

2.3 I disagree mildly with the District Council on this point as I do not accept that there can be a neutral standpoint on a planning application unless the response is simply 'no comment'. Under the system as I see it, the initial assumption on any application is that it should be approved unless there are valid grounds for objection/refusal. A resolution of 'no objection' is therefore simply another way of expressing support for the granting of consent.

2.4 Lewes D.C however requires a clearer indication from a town/parish council if the response is to be regarded as positive rather than neutral. Under the system it has adopted, if the officers wish to recommend refusal of an application which the town/parish has supported, the application will be referred to the Planning Applications Committee for determination.

2.5 The exception to this is where the officers consider that the reasons for support given by the town/parish are not based on 'reasonable or sustainable' planning grounds. The implications of this are that members should also consider adding brief reasons for support to substantiate their response in appropriate cases.

2.6 In the same way, applications recommended for approval will be referred to the District Council's Committee if the town/parish raises objections, unless the grounds for objection are considered by the officers to be 'unreasonable or unsustainable'.

### **3. Conclusion**

3.1 Members are advised to take this advice into account when considering application responses

### **4. Financial Appraisal**

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

### **5. Contact Officer**

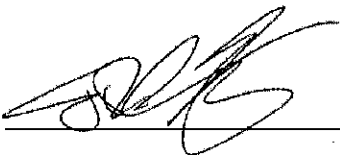
5.1 The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer



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Town Clerk



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## Seaford Town Council

## Report 118/16

**Agenda Item No:** 6  
**Committee:** Planning & Highways Committee  
**Date:** 23rd February 2017  
**Title:** Update Report  
**By:** Geoff Johnson Planning Officer  
**Purpose of Report:** To inform the Committee of LDC decisions

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### 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](http://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

  
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**APPENDIX A**

**UPDATE REPORT 118/16 for PLANNING AND HIGHWAYS COMMITTEE- THURSDAY 23<sup>rd</sup> FEBRUARY 2017**

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

**APPROVED BY LDC- NO OBJECTION FROM STC**

- LW/16/1023 3 Sutton Park Road -Advert Consent for a fascia sign and projecting sign
- LW/16/0591 Land adj to 86 Chichester Close- Demolition of garage and erection of 3-bed house
- LW/16/1015 19 May Avenue- Single Storey Rear Extension
- LW/16/0961 22 The Covers- Single storey rear and two-storey side extensions and new garage with single storey link to main house
- LW/16/1033 38 Hurdis Road- Demolition of existing conservatory and erection of single storey rear extension

**REFUSED BY LDC-OBJECTION FROM STC**

None

**APPROVED BY LDC – OBJECTION FROM STC**

None

**REFUSED BY LDC-NO OBJECTION FROM STC**

None