



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 9th January 2020** at **6.30 p.m.** which you are summoned to attend.

**PLEASE NOTE EARLIER START TIME OF 6.30P.M**

James Corrigan  
Town Clerk  
2<sup>nd</sup> January 2020

**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 commencing 9th December 2019

**Seaford**  
LW/19/0847

**41A Chichester Road**  
Planning Application – Proposed loft conversion including front rooflight and rear dormer for Mr M Weatherley

Planning Applications for week commencing 16<sup>th</sup> December 2019

**Seaford**                      **8 Queens Park Gardens**  
LW/19/0124                      Planning Application – Infill front and side extension, new first floor Juliet style balcony window and replacement of all other windows for Mr I Short

**Seaford**                      **140 Hythe Crescent**  
LW/19/0891                      Planning Application – Single storey rear extension for Mrs Z Jenner

**Seaford**                      **‘Windy Gap’ Marine Parade**  
LW/19/0834                      Planning Application – Demolition of existing two storey building and erection of new apartment building comprising nine dwellings with associated new landscaping for Mr J Allum

Planning Applications for week commencing 23<sup>rd</sup> December 2019

**Seaford**                      **33 Sherwood Road**  
LW/19/0902                      Planning Application – Two storey rear extension and detached garage to rear garden for Mike Langley

Tree Works Applications

**Seaford**                      **43 Blatchington Hill**  
TW/19/0112/TPO Tree Preservation Order – Beech Tree (T7 or T8 of Order) Removal of limb overhanging neighbouring property for Mr E Stroud

**5. Update Report**

To consider report 128/19 of the Planning Officer on decisions taken by Lewes D.C on applications previously considered by this Committee

**Circulation:**

**Committee:** Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman).  
Councillors N Adil, J Edson, M Everden and J Lord.

**For Information:** Councillors L Boorman, P Boorman, M Brown, J Cash, S Dunn, M Hayder, R Hayder, O Honeyman, J Meek, R Morland, R Reed, G Rutland and B Webb.



Seaford Town Council

Report 128/19

**Agenda Item No:** 5  
**Committee:** Planning & Highways Committee  
**Date:** 9<sup>th</sup> January 2020  
**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

## **APPENDIX A**

**UPDATE REPORT 128/19 for PLANNING AND HIGHWAYS COMMITTEE- THURSDAY 9th JANUARY 2020. ITEM 5**

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

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

**LW/19/0730 – 16 Ashurst Road** – Single storey rear extension and disabled bathroom/access

**LW/19/0717 – 1 Richmond Road** – Change of use from dwelling house to flat and maisonette with side and rear extensions

**LW/19/0715 – 9 Poynings Close** – Garage conversion. Rear and dormer extensions

**LW/19/0818 – 14 Marine Crescent** – Proposed garage at rear/side

**LW/19/0789 – 62 Dane Close** – Single storey rear extension with first floor balcony

**LW/19/0811 – 31 Princess Drive** – Single storey side extension

**LW/19/0803 – 4 Ash Drive** – Replace existing study and outbuilding with new single storey rear extension. Renovation of frontage

### **APPROVED BY LDC – OBJECTION FROM STC**

None

### **REFUSED BY LDC-OBJECTION FROM STC**

None

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

None

### **TREE WORKS APPLICATIONS**

**TW/19/0091 – 1 BARN CLOSE** – Fell Two Sycamores, Six Leylandii and Holly Tree due to honey fungus infection **DECISION – REFUSED** – Insufficient detail in the application to justify felling of Sycamores. Felling would not deal with Honey Fungus in the garden. Leylandii and Holly can be felled as they are not protected

**TW/19/0079 – 28 WILLOW DRIVE** – Proposed works to three sycamores: T3 and 4 – 35% reduction T6 – Consideration of removal

**SPLIT DECISION** – Full Decision attached for members' information

Geoff Johnson  
Planning Officer

2<sup>nd</sup> January 2020



**Lewes District Council**

**Planning Services**

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Ian Fitzpatrick - Director of Regeneration and Planning

Mr Paul Mason  
28 Willow Drive  
Seaford  
East Sussex  
BN25 4BZ

**TW/19/0079/TPO**

**Town and Country Planning Act 1990,  
The Town and Country Planning (Tree Preservation) (England) Regulations 2012**

Dear Sir/Madam,

**Application No:** TW/19/0079/TPO  
**Site Location:** 28 Willow Drive, Seaford, East Sussex, BN25 4BZ  
**Case Officer:** Mr Daniel Wynn

**Tree Work Application – Tree Preservation Order (No.48) 1997**  
**[Served 18/02/1998 Confirmed 08/04/1998]**

**Proposal:**

T3 - 35% reduction

T4 - 35% reduction

T5 - Consideration to have the tree removed, inclusive of it being assessed before a final decision is made.

**Reasons for the Works:**

There are three large sycamore trees that are within our boundary and are our trees. They are severely restricting our views, severely restricting sun light, causing excessive shading and need to be trimmed down. I would even go so far as to request that one of them (potentially Tree C on my sketch) be removed as the roots are visibly damaging the patio around it and the tree itself is very close to the summer house. If all three trees have to remain, I would like them all trimmed down as much as is allowable.

We are also unaware (sic) of the drains and sewerage pipes around our house and given that the paving slabs have already been dislodged, we are unsure if the drains too could be affected by a tree this size.

**RECOMMENDATION:** Split Decision

**Works to be refused:**

Sycamore (T3(c) on the application plan T4 of the Order - 35% reduction

Sycamore (T4 on the application form but not identified on the plan - assumed to be T5 of the Order) - 35% reduction

Sycamore (T5 on the application form but not identified on the plan - assumed to be T6 of the Order) - Consideration to have the tree removed, inclusive of it being assessed before a final decision is made.

### **Reason:**

The works are considered excessive and would result in significant harm to long-term tree health and the visual amenity they provide. The works significantly exceed the recommendations contain in BS: 3998: 2010 Recommendations for trees to keep cumulative wounding to less than one third the diameter of the parent stem.

There is insufficient justification given in support of the works and insufficient evidence put forward to support the view that the tree(s) are causing direct or indirect type damage to the property (see section 8 of the application form). The fact that one of the trees is close to any property is not considered justification in its self to allow works of this magnitude.

It is accepted, however, that branch encroachment and shading are significant issues that should rank as material considerations and an adjusted set of works to tackle these issues are considered to be acceptable in this case.

### **Works approved:**

3 x Sycamore (T2, T3 and T4 of the Order) Crown lift secondary growth (not primary limbs). Reduce lateral branches by 2m or to a suitable growth point or whichever comes first.

### **Conditions**

- (1) The specified works hereby approved shall conform to British Standards BS: 39898: 2010 Tree Work – Recommendations.

Reason: Required to avoid any irreversible damage to protected trees pursuant to section 197 of the Town and Country Planning Act 1990 and to safeguard and enhance the character and amenity of the site and locality.

- (2) If the above works have not been carried out within two years of the date of this consent, a further written application will be required

**Daniel Wynn**  
**Specialist Advisor (Arboriculture)**

### **Your Right of Appeal**

If you are aggrieved by the Council's decision to refuse consent, or to grant consent subject to conditions, you can appeal to the Planning Inspectorate (PINS). If you want to appeal, you must do so by writing to The Environment Appeals Team, Trees and Hedges, Room 4/04 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Telephone: 0117 372 8192) or e-mail it to: [environment.appeals@pins.gsi.gov.uk](mailto:environment.appeals@pins.gsi.gov.uk) within 28 days from the date you receive this decision. The Secretary of State has discretion to allow a longer period.