



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 10th October 2019** at **7.00 p.m.** which you are summoned to attend.

James Corrigan
Town Clerk
2nd October 2019

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 16th September 2019

Seaford
LW/19/0154

30 Dukes Close
Retrospective Application – Replacement of outbuilding for Mr M Arnott

Seaford
LW/19/0626

Fitzgerald House Croft Lane
Listed Building Application – Replace and upgrade exterior signage for Ian Jenkins

Seaford
LW/19/0632

Seaford House Crouch Lane
Planning Application- Rebuilding of partially collapsed flint boundary wall for Adeola Oke

Seaford **9 Meads Road**
LW/19/0654 Planning Application – Replace conservatory with single storey extension. Two storey side extension with infill extension to front and in/out driveway for Mr M Bailey

Seaford **39 Claremont Road**
LW/19/0655 Planning Application – Replacement of 4 windows for Tim Jones

Seaford **6 Steyne Road**
LW/19/0656 Planning Application – Redevelopment of the site to create 14 apartments for Ian Poulsum

Seaford **Annecy Catholic Primary School Sutton Avenue**
LW/19/0671 Planning Application – 2 x proposed single storey extensions to existing classrooms; development of partially covered play area and construction of 2 x external stores for J Alcorn

Planning Applications for week commencing 23rd September 2019

Seaford **Fitzgerald House Croft Lane**
LW/19/0686 Advertisement Consent Application – Replace and upgrade exterior signage for Ian Jenkins

Seaford **9 Hastings Avenue**
LW/19/0704 Planning Application – Single storey rear extension and garage conversion for James Privett

Planning Applications for week commencing 30th September 2019

Seaford **14-16 Sutton Park Road**
LW/19/0700 Advertisement Consent Application – New signage to replace existing for J Morris

Seaford **9 Poynings Close**
LW/19/0715 Planning Application – Proposed garage extension, rear extension and dormer extension for

South Downs National Park Authority Applications

Seaford **Flint Barn adjacent to The Granary Silver Lane Bishopstone Village**
SDNP/19/04014/FUL Planning Application – Proposed erection of 3 outbuildings for Toni Stainton

Seaford **1 New Cottages The Street Bishopstone Village**
SDNP/19/04516/FUL Planning Application – Alteration and conversion of existing barn to holiday let for Helen and David Blaber

Seaford **Land at Alfriston Road**
SDNP/19/04603/ADV Advertisement Consent Application – Boundary Sign for South Downs
National Park

Tree Works Applications

Seaford **51 Steyne Road**
TW/19/0068/TPO Tree Preservation Order – Black Mulberry – T1- Reduce/reshape
crown by 2.5-3.0 m to balance shape and keep at reasonable size for
Mr and Mrs Milflin

Seaford **59 Belgrave Road**
TW/19/0066/TCA Trees in Conservation Area - Remove 2 x Sycamores and replace
with 2 x Birch Trees for Marc Isaacs

5. Former Newlands School Site

To consider the report 85/19 of the Planning Officer on this matter

6. ‘Fieldings’ 18 Firle Road (Application LW/19/0451)

To consider the report 86/19 of the Planning Officer on this matter

7. Proposed Road Closure – Remembrance Day Parade- Sunday 10th November 2019

To consider the report 87/19 of the Planning Officer on this matter

8. Update Report

To consider report 88/19 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, A Latham 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 85/19

Agenda Item No: 5
Committee: Planning & Highways Committee
Date: 10th October 2019
Title: Newlands School Development
By: Geoff Johnson Planning Officer
Purpose of Report: Reporting a) on the ESCC consultation on the proposed highway improvements connected to the Newlands development and b) the arrangements for the meeting of the District Council's Planning Applications Committee to determine the Newlands applications

Recommendations

You are recommended:

- 1. To respond to East Sussex County Council re the highway improvements and to note the arrangements for Lewes D.C's Planning Applications Committee**
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1. Information – Highway Improvements

The East Sussex County Council as Highways Authority is carrying out a consultation exercise on the proposed highways improvements funded by the developers of the Newlands school site under a s.278 Agreement

The scheme is in three parts namely:-

A new mini roundabout road junction and zebra crossing at the proposed site access on the A259 Eastbourne Road;

Various bus stop improvements along the A259 and

Conversion of the zebra crossing to a puffin crossing on Alfriston Road near Vale Road.

Detailed plans have been forwarded to members and comments are invited.

2. Information – Lewes D.C's Planning Applications Committee

Arrangements are in hand for the current Newlands applications (LW/19/0158 and 0475) to be determined at the District Council's Planning Applications Committee on Thursday 30th October 2019. Currently it is intended that the meeting should be held at the Downs Leisure

Centre but arrangements have not been finalised as yet. Further information will be given at the meeting on 10th.

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

A handwritten signature in black ink, appearing to read 'G Johnson', is written over a horizontal line.



Seaford Town Council

Report 86/19

Agenda Item No:	6
Committee:	Planning & Highways Committee
Date:	10th October 2019
Title:	'Fieldings' 18 Firle Road – Application LW/19/0451
By:	Geoff Johnson Planning Officer
Purpose of Report:	Reporting on the issues arising from the granting of consent on the application for the erection of a bungalow at the rear of 'Fieldings' 18 Firle Road

Recommendations

You are recommended:

- 1. To respond to Lewes D.C on the issues set out in the report**
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1. Information

1.1 Notification was received by the Council on 19th September that consent had been granted by Lewes D.C under delegated powers for the erection of a bungalow at the rear of 'Fieldings' 18 Firle Road. The application (ref: LW/19/0451) had been submitted following the dismissal of an appeal against an earlier application for the same development (ref: LW/18/0146)

1.2 The first application failed on appeal on the grounds that the construction of a driveway to the proposed dwelling would require the removal of a significant length of the flint wall fronting Firle Road. The Inspector considered this would be detrimental to the character and appearance of the East Blatchington Conservation Area and justified refusal. She did however conclude that the proposed dwelling and use of the driveway would not cause undue noise and disturbance to neighbouring residents.

1.3 The Town Council had objected to the application.

1.4 Following the dismissal of the appeal the applicant submitted a revised application moving the driveway to form a shared access with 'Fieldings'. The application was considered at the Planning and Highways Committee on 8th August 2019 and an objection was lodged with Lewes D.C on the grounds that the proposed shared access would be seriously detrimental to the privacy and amenities of the host property and directly contrary to saved policy ST4 of the Local Plan relating to tandem development. Eight residents in the Firle Road area had also objected to the application.

1.5 Policy ST4 reads as follows:-

Planning applications for back land and tandem developments will be refused unless proposals provide for: (a) safe and convenient vehicular access to the proposed new dwelling(s) without causing noise and disturbance to occupiers of other dwellings, and design and landscaping measures which will afford sufficient levels of privacy and freedom from noise disturbance to the occupiers of the existing and proposed houses (b) no erosion of the essential elements of the character and appearance of the area

1.6 Given the strong objection from the Town Council and the residents' objections it was surprising that the District Council had approved the application without referring it to the Planning Applications Committee.

1.7 The relevant exemption in the LDC's Constitution - Scheme of Delegation to Officers states that:-

The relevant Director has the authority to determine applications if either (i) no objection has been received from a Town or Parish Council within any notification period relating to the application (ii) any such objection received is, in the opinion of the Director unreasonable and/or unsustainable and the Director records his/her reason(s)

1.8 Immediately following the receipt of the decision to approve the application I raised concerns with the case officer. His explanation of the decision was that the revised application dealt with the issue of the removal of the flint wall which was the sole ground for the dismissal of the appeal and therefore the granting of consent was fully justified. He pointed out that the Inspector had stated specifically that the development would not create undue noise and disturbance to neighbouring residents. He did not address however the important issue of the effect of the use of the existing access as a shared access with the host property 'Fieldings'.

1.9 In the appeal decision the Inspector had made reference to the local plan policy ST4 stating that tandem development with a shared access would not normally be permitted; however she went on later in the decision to confirm that the appeal application, where the driveway would be separated from by a wall or fence should not cause any amenity problems for the host property.

1.10 In essence what the Inspector was saying was that in order to accommodate a bungalow at the rear of 'Fieldings' the only acceptable means of access in amenity terms would be a separate driveway but this would be unacceptable due to the loss of the length of flint wall.

1.11 Two important issues arise from the granting of consent in this case.

Firstly it is submitted that the officers made a significant error in ignoring the vital issue of the use and expansion of the shared access. The consent will make it difficult for the planning authority to resist similar applications in the future. There are several properties in the area which could be developed under similar schemes. The area is designated as an Area of Special Character and as a Conservation Area. The failure to properly apply the long standing local plan policy prohibiting tandem development will put the special character of the area at risk. The District Council should therefore issue a statement to reassure the residents that the consent in this case will be treated as a one-off aberration, will not be considered to create a precedent and will not weaken the significance of policy ST4 and any successor policy.

1.12 Secondly, there can also be no doubt that the application should have been referred to the Planning Applications Committee rather than approved under delegated powers. There is no way in which the Town Council's objection could reasonably be regarded as 'unreasonable or unsustainable'. If the application had gone to Committee the Town Council and residents would have had an opportunity to point out the flaws in the report and further consideration could have been given to the recommendation to approve.

1.13 In these circumstances the Town Council should also seek reassurances that its responses to applications should be duly considered by the District Council in accordance with the rules in the Constitution and not 'overruled' without good reason.

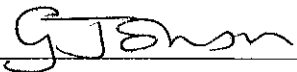
2. Financial Appraisal

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





Seaford Town Council

Report 87/19

Agenda Item No: 7
Committee: Planning & Highways Committee
Date: 10th October 2019
Title: Road Closure Application for Remembrance Sunday
By: Geoff Johnson Planning Officer
Purpose of Report: Reporting details of the proposed road closure for the Remembrance Day Parade on Sunday 10th November 2019

Recommendations

You are recommended:

- 1. To respond to Lewes D.C on the application.**
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1. Information

An application has been made to Lewes D.C for the usual road closure arrangements for the Remembrance Day parade and service on Sunday 10th November The closures cover :-

A259 Clinton Place roundabout to Southdown Road junction

Broad Street from Clinton Place to Sutton Road junctions

Place Lane from Church Street to Broad Street junctions and

Avondale Road around the War Memorial

The closures will be in place from 10.00 a.m to 11.40 a.m

Members comments are invited

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



Seaford Town Council

Report 88/19

Agenda Item No: 8
Committee: Planning & Highways Committee
Date: 10th October 2019
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 88/19 for PLANNING AND HIGHWAYS COMMITTEE

THURSDAY 10th OCTOBER 2019. ITEM 8 -DECISIONS MADE BY LEWES D.C SINCE THE LAST COMMITTEE MEETING.

APPROVED BY LDC-NO OBJECTION FROM STC

LW/19/0388 – 6 CONNAUGHT ROAD – Single storey side/rear extension

LW/19/0546 – 3 SUTTON PARK ROAD – Installation of CCTV camera

LW/19/0538 – 3 CHYNGTON WAY – Erection of fence to create more garden space

LW/19/0541 -

LW/19/0473 – 2B HARTFIELD ROAD – Raised decking and veranda at rear

REFUSED BY LDC – OBJECTION FROM STC

LW/19/0525 - 62 DANE CLOSE - Single storey extension, new 2nd floor balcony and roof extension

LW/19/0453 – 4 EASTBOURNE TERRACE, EASTBOURNE ROAD – Creation of dropped kerb

LW/19/0404 – HINDOVER ALFRISTON ROAD – Demolition of existing dwelling and erection of 4 x detached houses

Reasons : Cramped, over dominant and out of character

APPROVED BY LDC – OBJECTION FROM STC

None

REFUSED BY LDC – NO OBJECTION FROM STC

None

Geoff Johnson
Planning Officer

2nd October 2019