



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 31st October 2019** at **7.00 p.m.** which you are summoned to attend.

James Corrigan
Town Clerk
23rd 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 Application deferred from previous meeting

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

Planning Applications for week commencing 30th September 2019

Seaford	Wellington Public House 33 Steyne Road
LW/19/0639	Advert Consent Application – Installation of replacement illuminated and non-illuminated signs on exterior for Mr Petifer

Planning Applications for week commencing 7th October 2019

Seaford LW/19/0717	1 Richmond Road Planning Application- Proposed change of use to a one-bed ground floor flat and a two-bed maisonette with ground floor extensions at rear and side for Ms Hylands
Seaford LW/19/0719	Wall Cottage Alfriston Road Planning Application – Single storey rear extension and decking and a first floor rear dormer for Josh Burgess
Seaford LW/19/0720	7 Sutton Road Planning Application – Conversion of existing dwelling to 4 self-contained flats for Neil Moffett
Seaford LW/19/0721	34 St. Andrews Drive Bishopstone Planning Application – Replacement conservatory for Mrs A Howard
Seaford LW/19/0726	62 North Way Planning Application – Demolition of garage and timber shed. New two-storey side extension, single storey rear extension and alterations to entrance porch and internal alterations for Mr and Mrs Chessell
Seaford LW/19/0730	16 Ashurst Road Planning Application- Single storey rear extension to provide level access entrance to property and disabled bathroom for Mr and Mrs Smith

Planning Applications for week commencing 14th October 2019

Seaford LW/19/0705	4 North Camp Lane Planning Application – Erection of part two storey part first floor side extension for Mr and Mrs Corneby
Seaford LW/19/0746	6 North Way Planning Application – Single storey side extension for Mr R Keating
Seaford LW/19/0753	11 Balmoral Close Planning Application – Conversion of detached garage to summerhouse for Craig Nock
Seaford LW/19/0757	57 Carlton Road Planning Application – Demolition of existing bungalow and erection of a pair of semi-detached chalet bungalows for Mr K Goujon

Other Applications

Newhaven LW/19/0665	Seahaven Maritime Academy East Quay Newhaven Harbour Retrospective Application to retain three-sided framework
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n.b The Town Council has not been consulted on this application and it is reported mainly for information. There have been several objections to the retention of the structure relating to its impact on the adjoining Tidemills area and wider views across Newhaven Harbour from Bishopstone and Seaford Bay

South Downs National Park Application – Deferred from previous meeting

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

Tree Works Applications

Seaford **28 Willow Drive**
TW/19/0079/TPO Tree Preservation Order – T3-35% reduction; T4-35% reduction
T6- Consideration for tree to be removed for Paul Mason

Seaford **59 Belgrave Road – Trees in Conservation Area- Fell two sycamores**
TW/19/0062/TCA T1 and T2 for Mr M Isaacs

5. Age Concern- 6 Church Street

To consider the report 91/19 of the Planning Officer on this matter

6. Talland Parade

To consider the report 92/19 of the Planning Officer on this matter

7. Newlands School Applications

Planning Officer to report on the decision of the Lewes D.C's Planning Applications Committee at the meeting on 30th October 2019

8. Update Report

To consider report 93/19 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 91/19

Agenda Item No: 5

Committee: Planning & Highways Committee

Date: 31st October 2019

Title: Age Concern - 6, Church Street

By: Geoff Johnson Planning Officer

Purpose of Report: Reporting on the issues relating to the gate and trellis erected at 6 Church Street

Recommendations

You are recommended:

To consider the issues set out in the report

1. INFORMATION

1.1 Members on the Committee prior to May 2019 will recall the discussions regarding the wooden gate and trellis erected in the porch of the Age Concern shop at 6 Church St.

1.2 The issue first arose as a complaint from a local resident to the Town Council that the gate had been erected without formal planning consent. Consent was required as the shop premises were situated within the Town Centre Conservation Area and the gate had a material effect on the character and appearance of the area.

1.3 Lewes D.C's Enforcement Officer requested a formal application from Age Concern which was submitted in September 2018 under ref LW/18/0587.

1.4 Age Concern had argued that the purpose of the gate and trellis were to stop 'donations' being dumped in the shop porch when the shop was closed. However it led to donations simply be left on the pavement outside the shop.

1.5 When the application was considered by this Committee it was resolved to submit an objection on the grounds that the gate and trellis detracted from the appearance of the Conservation Area. The Committee sympathised with the problem of the dumping of donations but considered a metal gate would be preferable and more in character with the area

1.6 The application was subsequently approved in part; the gate was allowed to stay provided it was painted to match the render of the shop. The trellis was not approved and Age Concern was therefore requested to remove it

1.7 Age UK did not remove the trellis and it was painted a dull yellow along with the gate. The original complainant then followed up his original complaint to the District Council but the complaint was not upheld. The District Council then back-tracked and allowed Age Concern to retain the trellis without the need to submit a further application.

1.8 The complainant objects strongly to what he sees as inconsistency and mis-management by the LDC Planning department . LDC's response is that while the gate and trellis may have a slightly negative impact that should be balanced against the need to deal with the anti-social problem of the dumping of donations. Action could be taken as and when Age Concern cease to occupy the premises but it is not considered to be a priority case

2. CONCLUSION

2.1 This is the current situation. The complainant is dissatisfied with the inconsistency of LDC's approach and is seeking to take his complaint to a higher level.

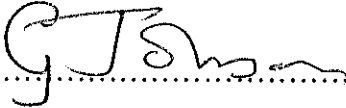
2.2 In view of the fact that the case came before the Committee on at least two occasions prior to May 2019 this report is intended as an update for the Committee and a chance for members to express their views on the gate/trellis, the complaint and the District Council's handling of the case so far.

3 FINANCIAL APPRAISAL

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

4. CONTACT OFFICER

4.1 The contact officer for this report is Geoff Johnson, Planning Officer

Planning Officer 



Seaford Town Council

Report 92/19

Agenda Item No: 6

Committee: Planning & Highways Committee

Date: 31st October 2019

Title: Talland Parade

By: Geoff Johnson Planning Officer

Purpose of Report: An update on the current situation with regard to the development site at Talland Parade

Recommendations

You are recommended to note the report

1. Information

A petition has been started on the '38 Degrees' website by a Seaford resident. It demands the removal of the scaffolding at Talland Parade citing the fact that it has been in place for 4 years and that no work is being carried out on site. It states that it is untidy, dangerous for pedestrians, and that it has an adverse impact on shops trading in the area.

The petition is approaching its target of 500 signatures with 468 submitted as at Wednesday 23rd October.

The difficulty with the Talland Parade site is that neither the Town Council nor the District Council has any legal power to deal with an uncompleted development of this nature. Indirect action was taken by Lewes D.C two years ago through the Town and Country Planning Act 1990. This led to nothing more than some tidying up at the site and a short period of work. Given the current condition of the site these powers are no longer applicable.

The only way of resolving the problem is through a negotiated solution. Officers from the District and Town Councils have had a series of meetings with the Agent for the Talland Parade developers. Some progress is being made. A schedule of the various works necessary to complete the development has been drawn up by the Agent with the timetable running throughout 2020.

Further meetings will be taking place and it is hoped that the issue can be resolved within the next few months.

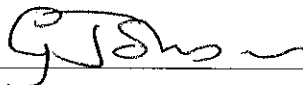
2. Financial Appraisal

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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Seaford Town Council

Report 93/19

Agenda Item No: 8
Committee: Planning & Highways Committee
Date: 31st 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 93/19 for PLANNING AND HIGHWAYS COMMITTEE

THURSDAY 31st OCTOBER 2019. ITEM 8 -DECISIONS MADE BY LEWES D.C SINCE THE LAST COMMITTEE MEETING

APPROVED BY LDC – NO OBJECTION FROM STC

LW/19/0609 – 39 LEXDEN DRIVE – Single storey side and rear extension

LW/19/0598 - 10 PARK ROAD – Enlargement of dormer, two new dormers and decking with balustrade

LW/19/0607 – 127 NORTH WAY – Loft Conversion. Roof extension with rear dormer and balcony. Single storey ground floor rear extension.

LW/19/0592 – 24A SUTTON AVENUE – Change of use of part of coffee shop to smaller coffee shop and beauty treatment room

APPROVED BY LDC- OBJECTION FROM STC

None

REFUSED BY LDC – NO OBJECTION FROM STC

None

REFUSED BY LDC-OBJECTION FROM STC

LW/19/0523 – 7 ROMNEY CLOSE – Retention of outbuilding in rear garden for use in owner's dog grooming business

Reasons : Visual impact, out of character and impact of commercial use generating extra traffic in a residential area

APPEAL RECEIVED – LW/19/0025 – 2 BROMLEY ROAD – Erection of new dwelling in existing curtilage – STC objected

Geoff Johnson
Planning Officer

23rd October 2019

