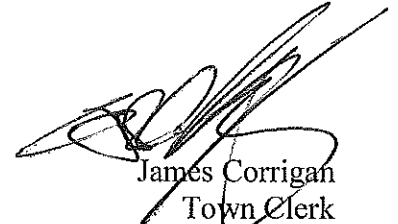




Seaford Town Council

To Members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held at the **Council Chamber, 37 Church Street, Seaford**, on **Thursday 24th November 2016 at 7.00pm**, which you are summoned to attend.



James Corrigan
Town Clerk
17 November 2016

1. Apologies for Absence and Declaration of Substitute Members

2. Disclosure of Interests

To deal with any disclosure by Members of any discloseable 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 week ending 28th October 2016

To consider planning applications in respect of Seaford:

Seaford LW/16/0867	61 Carlton Road Planning Application - Erection of single storey rear extension for Mr and Mrs Harries
Seaford LW/16/0894	21 East Albany Road Planning Application – Hard and soft landscaping works, levelling terrace area with 1.5m louvre privacy screening, rebuild retaining walls for Mr and Mrs J Burn
Seaford LW/16/0896	Havenfield Cuckmere Road Planning Application – Demolition of existing garage and workshop and rebuild to current regulations, erection of single storey rear extension and replace existing garden room with a garden pod for Mr and Mrs K Barnard
Seaford LW/16/0898	Units 1 and 2 123 Princess Drive Advertisement Consent Application – Installation of 1x illuminated logo on fascia. 4 x non-illuminated wall-mounted aluminium panels, 4 x non-illuminated post-mounted aluminium panels for Food Delivery Orchid

Planning Applications week ending 4th November 2016

To consider planning applications in respect of Seaford:

Seaford **1 Claremont Court Claremont Road**
LW/16/0849 Planning Application – Erection of a ground floor side extension and first floor side extension for Mr K White

Seaford **10 St. Peter's Road**
LW/16/0869 Planning Application – Erection of a detached garage for Mr T Atkinson

Planning Applications week ending 11th November 2016

To consider planning applications in respect of Seaford:

Seaford **Rose Cottage Eastbourne Road**
LW/16/0877 Planning Application- Roof Conversion for Mrs M Trew

Seaford **3 Talland Parade High Street**
LW/16/0903 Planning application- Change of use from A1 (retail) to B1 for use as broadcasting studios for Seahaven FM

Seaford **6 Firle Close**
LW/16/0914 Planning Application- Erection of a two storey pitched roof side extension Single storey rear extension and internal alterations for Mr and Mrs M Maskell

Seaford **1 Shepway Parade Broad Street**
LW/16/0917 Advertisement Consent Application- Installation of 1 fascia sign with logo illuminated and 1 internally illuminated projector for Co-op Food Programme Delivery Orchid Group

Seaford **12 Pitt Drive**
LW/16/0928 Planning Application--Erection of 3 bedroom end of terrace house (lapsed planning approval ref: LW/12/0585)

Seaford **53 Princess Drive**
LW/16/0945 Planning Application-Single storey roof extension and new roof to existing property with steeper pitch and first floor accommodation for Mr P Brown

East Sussex County Council Application

Seaford **Seaford Primary School, Wilkinson Way**
LW/3336/CC Planning Application-Retrospective application for retention of a single storey 'Dalo' modular extension to adjoin the existing school – approximate dimensions 5 metres by 5 metres.

Tree Works

To consider tree work applications in respect of Seaford:

Seaford
TW/16/0134
TPO

The Coach House, Saxon Lane

Comments are invited by Lewes D.C on a provisional TPO which was made on 30th October 2016 in response to this application for consent for tree works. The works proposed, a 20% linear limb reduction and 50% crown reduction, are considered by the District Council to go beyond the level of works recommended under the relevant British Standard BS 3998 2010. The Order covers a prominent group of four sycamores situated at the front of the property which is within a Conservation Area. Following consultations, the District Council can decide to confirm the Order as a permanent TPO. If it decides not to confirm the Order it automatically lapses within six months of its date.

5. **Consultation by British Telecom on the Proposed Closure of Public Telephone Boxes.**
To consider report 92/16 informing the Committee on the proposed closure of public telephone boxes (pages 4 to 5).
6. **Beachlands Care Home Application LW/16/0282**
To consider the Planning Officer's report 90/16 (pages 6 to 7).
7. **Update Report**
To note report 91/16 updating the Committee on decisions made by Lewes District Council on previous planning applications (pages 7 to 8).

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 92/16

Agenda Item No:	5
Committee:	Planning & Highways Committee
Date:	24th November 2016
Title:	British Telecom Consultation on the Proposed Removal of Phone Boxes with Seaford
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To inform the Committee on proposals by British Telecom to remove three local phone boxes.

Recommendations

You are recommended:

- 1. To consider the proposals set out below and make a response to British Telecom.**
-

1. Introduction

- 1.1** British Telecom (BT) are consulting the Lewes District Council and local communities on a proposed closure of public payphones.

2. Consideration

- 2.1** Comments are invited as to: -
 - (i) Whether the proposed loss of the phone box is agreed.
 - (ii) Whether the proposed loss is objected to.
 - (iii) Whether the community wishes to adopt the box themselves.
- 2.2** The three boxes under consideration for closure in Seaford are: -
 - (i) Walmer Stores Walmer Close – Modern Box used 80 times in last 12 months.
 - (ii) Evergreen, 73 Hartfield Road - Modern Box- used 4 times in last 12 months.
 - (iii) 1 Hastings Avenue – Red Heritage Box – used 14 times in last 12 months.

- 2.3 Notices were placed in each box by BT on 27th September 2016 and the original deadline for comments was to be 8th November. However, as the District Council was not notified of the proposals until mid-October the deadline has been extended to 30th November 2016.

Further information on the district-wide proposals are available on the District Council website at: - www.lewes.gov.uk/council/25629.asp

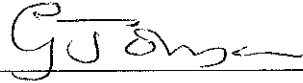
3. Financial Appraisal

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

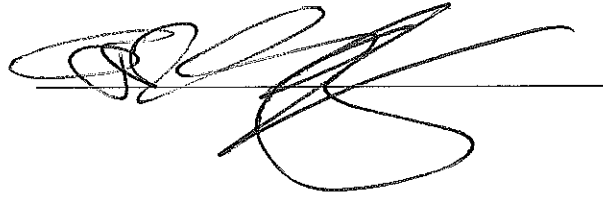
4. Contact Officer

The Contact Officer for this report is Geoff Johnson Planning Officer

Planning Officer



Town Clerk





Seaford Town Council

Report 90/16

Agenda Item No:	6
Committee:	Planning & Highways Committee
Date:	24th November 2016
Title:	Beachlands Care Home Marine Parade
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To report on the recent decision of Lewes D.C to grant consent for various extensions at Beachlands

Recommendations

You are recommended:

- 1. To consider the implications of the decision to grant consent and whether any further representations should be sent to Lewes District Council.**
-

1. Introduction

- 1.1** At the Planning and Highways meeting on 19th May 2016 the Committee considered application LW/16/0282 for extensions to Beachlands Care Home. It was resolved that an objection should be raised to the application on the grounds of overdevelopment, loss of privacy, overlooking and that it would be contrary to policies SF15 and SF16 of the Local Plan.
- 1.2** The application was considered by Lewes D.C on 2nd November 2016. The officer in his report concluded that most of the various elements of the scheme would be acceptable but that the two-storey forward wing extension adjacent to Connaught Road would not be acceptable and would contravene policy SF15. This policy covers the area west of Connaught Road and is aimed at the retention of the current low profile and character of this central part of the seafront. He therefore recommended refusal of permission.
- 1.3** The Planning Applications Committee resolved by 4 votes to 3 to grant permission contrary to this recommendation. The reason given for the decision by the four members voting in favour was that they did not consider that the scheme contravened the policy.

2. Consideration

- 2.2 The decision to grant consent has received strong criticism from residents in the area. They are particularly concerned that the decision will make it difficult or even impossible for the District Council to enforce policy SF15 and other similar policies on future proposals for developments in this area. They have requested the Town Council to consider the consequences of the decision and to forward any concerns to the District Council.
- 2.3 It is accepted that the decision may make it more difficult to enforce SF15 as developers will no doubt refer to the Beachlands decision in an attempt to justify their own proposals for developments along Marine Parade.
- 2.4 There are several balancing factors however. Firstly, the pressing need for an upgrade of the facilities at the Care Home was clearly a weighty consideration in favour of granting consent. This would not of course apply to most other schemes. Secondly, the Care Home is at the extreme eastern end of the area protected by SF15 so the impact of the element of the scheme which the officer considered to be contrary to the policy will be mitigated.
- 2.5 The overriding principle of planning is that each application should be considered on its merits and previous decisions do not and cannot create firm precedents. However, the level of public concern over this decision is acknowledged and members may wish to seek assurances from the District Council regarding the future enforcement of this policy.

3. Financial Appraisal

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

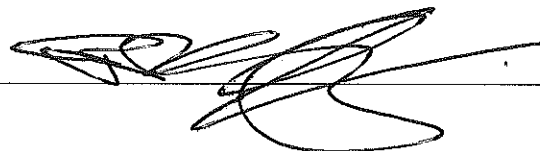
4. Contact Officer

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

Planning Officer



Town Clerk





Seaford Town Council

Report 91/16

Agenda Item No: 7
Committee: Planning & Highways Committee
Date: 24th November 2016
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.
-

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

Town Clerk

Seaford Planning Applications

24.11.2016

APPENDIX A

Reference	Address	Description	Registered W/E	STC Meeting Date	STC Decision	LDC Decision
LW/16/0282	Beachlands Care Home, Marine Parade	Planning Application - Extension to existing care home for Beachlands Residential Care Home	05/05/2016	19/05/2016	Objection- Over development, loss of privacy, overlooking and referring to LDC local plan SF15 and SF16	Approved against officer rec
LW/16/0717	9 East Albany Road	Erection of wooden shed to replace demolished garages for Mr N White	16/09/2016	13/10/2016	No objection	Approved
LW/16/0723	Land Rear of 45 Chyngton Way	Erection of detached chalet bungalow	16/09/2016	13/10/2016	Objection- erection of bungalow would constitute over development, would be out of character with surrounding area and that the access would be detrimental to the amenities of residents in Newick Close	Refusal
LW/16/0765	94 Hawth Park Road	Extended roof height loft conversion with rear dormer and 3 roof lights to front elevation for Mr R Oxbrov	16/09/2016	13/10/2016	No Objection	Approved
LW/16/0766	17 Coxwell Close	Loft Conversion with 3 roof lights to rear elevation, single storey rear extension and side garage for Mr G Power-Hosking	16/09/2016	13/10/2016	No Objection	Approved
LW/16/0749	Seaford Head School, Arundel Road	Planning Application - Replace existing metal framed and timber framed windows and doors with with UPVC Windows and aluminium powder coated door sets for Mr D Greaves	23/09/2016	13/10/2016	No Objection	Approved
LW/16/0751	Seaford Head Lower School, Steyne Road	Planning Application - Replace existing metal framed and timber framed windows and doors with with UPVC Windows and aluminium powder coated door sets for Mr D Greaves	23/09/2016	13/10/2016	No Objection	Approved
LW/16/0455	5 Sandgate Close	Planning Application - Erection of rear single storey extension for Mr M Bookes	23/09/2016	13/10/2016	No Objection	Approved
LW/16/0742	15 Chyngton Gardens	Two Storey side extension to left elevation, single storey projection to front, single storey extension and porch to front elevation and weatherboard cladding to first floor for Mr M Wilson	07/10/2016	03/11/2016	No Objection	Approved
LW/16/0839	29 Steyne Road	Listed Building Consent Application - Waterproof basement and walls, replace sliding windows with side hung sashes, replacement of kitchen, removal of wall between kitchen and living areas, new door opening between living room and bedroom, installation of shower in bedroom	07/10/2016	03/11/2016	Objection- flood risk as conversion of basement unit	Approved
LW/16/0116	3 Seaford Close	Pollarding works to Sycamore	28/10/2016	03/11/2016	No Objection	Approved
LW/16/0753	Buckle By pass	Prior Approval Application for Installation streepole and antennae	23/09/2016	13/10/2016	Objection on amenity and highways	Refused