



Seaford Town Council

Planning & Highways Committee

Minutes of the meeting of the **Planning & Highways Committee** held via **Zoom** on **Thursday 11th February 2021** commencing at 7.00pm.

Present:

Councillors L Wallraven (Chair), D Argent, L Boorman, J Edson, M Everden, R Honeyman (Vice-Chair), J Lord and J Meek.

Cllr O Honeyman was observing.

Geoff Johnson, Planning Officer (meeting clerk)

Adam Chugg, Town Clerk

Georgia Raeburn, Executive Support Officer (technical host)

There was one member of the public present.

P67/03/20 Apologies for Absence and Declaration of Substitute Members

There were no apologies for absence.

P68/03/20 Disclosure of Interests

Councillor Lord stated that he had visited 127 North Way , the subject of item 6 on the Agenda, and has spoken with the complainant but did not consider that this would constitute a declarable interest.

P69/03/20 Public Participation

There was no public participation.

P70/03/20 Planning Applications

Planning Applications received in week commencing Monday 1st February 2021

LW/20/0850- 37 Stafford Road – Installation of two external extractor units (retrospective) and three new external extractor units at the rear.

It was **RESOLVED** to **SUPPORT** the application.

LW/21/0010 – 50 Chichester Road -Erection of rear conservatory, erection of steps from existing rear decking to garden, conversion and extension of existing garages to create a granny annexe.

It was **RESOLVED** to **SUPPORT** the application subject to a condition being imposed on any consent granted that the annex shall not be occupied other than for purposes ancillary to the residential use of the main dwelling

Planning Applications received in week commencing Monday 8th February 2021

LW/20/0894 – 2 Southdown Corner Chyngton Road - Demolish existing garage and rebuild to same footprint, erection of a single storey rear extension, demolish existing front porch and erection of a two-storey front extension.

It was **RESOLVED** to **OBJECT** on the following grounds:-

The property is in a prominent location and the proposed front extension is totally out of character with the property itself and the street scene. The proposal therefore contravenes GB05 of the Design Guidelines for Seaford which form part of the adopted Neighbourhood Plan

Also, the significant increase in floor area from the large rear extension is considered to be overdevelopment and detrimental to the existing scale and character of the property.

Planning Applications received in week commencing Monday 15th February 2021

LW/20/0801 – 13 Deal Avenue – Loft conversion to include installation of a rear dormer and hip to gable extension.

It was **RESOLVED** to **OBJECT** on the following grounds:

That the proposed development and alteration of the roofshape would be out of character with the other properties in the area. If consent were granted it could make it more difficult for the Local Planning Authority to resist similar developments in the area and the cumulative effect could be detrimental to the streetscape in the wider area.

LW/21/0034 – 1 Clementine Avenue – Single storey rear extension

It was **RESOLVED** to **SUPPORT** the application.

Planning Applications received in week commencing Monday 22nd February 2021

LW/20/0875 – 37 Fitzgerald Avenue – Erection of single storey side extension

It was **RESOLVED** to **SUPPORT** the application.

LW/21/0050 – 1 Lexden Drive – First floor side extension for Mrs J Peppard.

The Committee discussed an objection letter received but felt satisfied that the objector's concerns were addressed within the plans.

It was **RESOLVED** to **SUPPORT** the application.

LW/21/0018 – 53 Alfriston Road -Loft conversion to include raising ridge height, installation of 2x front dormers, 2x front rooflights and 1x rear dormer with a Juliet balcony for N Wheatman.

It was **RESOLVED** to **OBJECT** on the following grounds:

The property is one of two adjoining bungalows which form an attractive feature , breaking the line of two-storey semi-detached dwellings in this part of Alfriston Road.

The provision of the dormers at the front and rear will drastically alter the scale, balance and character of the property, over-dominating the adjoining bungalow and having a detrimental impact on the street scene.

The proposals are therefore considered to contravene para GB04 of the General Design Guidelines for Seaford which form part of the adopted Neighbourhood Plan

Tree Works Applications

TW/21/0005/TPO – 9 May Avenue -T1, T2 & T3 - 3 No. Horse Chestnut - reduce and reshape crowns by 2.5 metres and thin crowns by up to 15% - to keep at a reasonable size and maintain shape.

It was **RESOLVED** to **SUPPORT** the application.

TW/21/0006/TPO – 1 Hamsey Lane -_Purple Maple (T23) Crown reduce by 30% - leaving 70% of tree in place. recommended work by our arborist, James Smith to maintain the health and wellbeing of the tree. No maintenance work has been carried out on this tree since we have owned the property, the last five years, and the tree needs this work to re shape and rejuvenate it. variegated Maple (T24) also as above, crown reducing it by 30% - leaving 70% of tree in place, for same reasons.

It was **RESOLVED** to **SUPPORT** the application.

P71/03/20 Rainbow Walk - Proposed Road Closure 13th June 2021

The Committee considered report 142/20 of the Planning Officer informing the Committee of the proposed road closure on Sunday 13th June 2021 for the ‘Over the Rainbow’ charity walk.

The Planning Officer updated verbally on the announcement that the road closure application had been withdrawn and that the event organisers were instead looking at holding the event on the promenade, subject to restrictions and satisfactory risk assessment.

There was therefore no need for the Committee to pass comment.

P72/03/20 Unauthorised Development – 127 North Way

The Committee considered report 143/20 of the Planning Officer informing of unauthorised development at 127 North Way.

It was **RESOLVED** to **AGREE** that Lewes District Council be requested to take prompt and effective enforcement action in respect of the unauthorised development at 127 North Way.

P73/03/20 South Downs National Park – Camping and Glamping Technical Advisory Note

The Committee considered report 144/20 of the Planning Officer presenting the draft South Downs National Park Authority’s Camping and Glamping Technical Advice Note for comment.

It was **RESOLVED** to **SUPPORT** the South Downs National Park Authority’s Camping and Glamping Technical Advice Note.

P74/03/20 Lewes District Council – Land Availability Assessment

The Committee report 145/20 of the Planning Officer presenting the Committee with details surrounding Lewes District Council's Land Availability Assessment.

The purpose of this initial consultation with Towns and Parishes was for the District Council to obtain local knowledge on the list of sites put forward in the SHELAA to assist in its assessment of each site

It was **PROPOSED** to **AGREE** the briefing note circulated by the Planning Officer being used as the basis for comments being submitted to Lewes District Council; this **MOTION** was **CARRIED**. **FURTHERMORE**, there were no changes to the content of the briefing note, which is set out below for complete transparency within these minutes, as the response to LDC on this item.

BRIEFING NOTE – SEAFORD SITES SUBMITTED RE LAND AVAILABILITY ASSESSMENT

LAND SOUTH OF CHYNGTON WAY – 40 UNITS –

This site was the subject of an application in 2016 for 55 dwellings which was withdrawn after hundreds of local objections, a public meeting and an indication from LDC that it would be recommended for refusal.

It borders the National Park south and west of South Hill Barn and should be treated as part of the Park for development purposes.

The assessment of the site for possible inclusion in the Neighbourhood Plan included the following comments :-

The site is opposite and in sight of the Chyngton Lane Conservation Area .The Conservation Area appraisal states: "Panoramic views of the Downs are evident south from Chyngton Lane." Policy ST3(f) applies. Chyngton Way is in an Area of Established Character. LDC policy SF11 states: The spacious character is accentuated by the proximity of open downland to the south." The site is at the entrance to the South Downs National Park, which provides vehicular access along bridleway 31b to South Hill Barn car park, the Coastguards Cottages and the world famous view of the Seven Sisters with the cottages in the foreground. Chyngton Way is very popular with cyclists and walkers. It is on National Cycle Route 2 and South Hill Barn is the starting point for the Seaford Head South Downs walk "Miles without Stiles" - trails suitable for people with impaired mobility, wheelchairs, mobility scooters and push chairs. It is also the starting point for the National Trust walking trail "A Heavenly Haven at Chyngton". The transport statement that accompanied the recent planning application estimated that development at the site would create 271 additional two-way trips by car between the hours of 7am-7pm. The site is within an Archaeological Notification Area. The Medieval settlement of Poynings Town was located just to the east of Chyngton Way but more recently and significantly the extensive World War I South Camp occupied the entire site and much more. An English Heritage Report by Robert Skinner¹ from 2011 states "The surviving archaeological remains of South Camp are a special heritage asset of local and national importance" ² . Photos below of South Camp show the impact of development on the landscape and views (SDNPA policies SD5 & SD7). Paragraph 139 on page 32 of the NPPF states that "Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

The National Park or Heritage Coast should be considered as if they are in the National Park/Heritage Coast. “It may sometimes be the case that development outside the boundary may have an impact within it. Local authorities have a duty to have regard to the National Park purposes (as required in Section 62 of the Environment Act 1995).” • SDNPA are very protective of the iconic Heritage Coast and would not expect any development in the Heritage Coast to be permitted • All other opportunities must be explored before SDNPA will consider development within the Park • SDNPA revised policies will have stronger emphasis on landscape – particularly relevant to Seaford are: Landscape Character (SD5), Safeguarding Views (SD7), Relative Tranquillity (SD8) and Dark Night Skies (SD9).

Lewes District Council Public Realm Framework – Page 48 Para 4.2.14 "For the entries to the South Downs National Park they are particularly important to celebrate the beauty of the setting and to enhance and promote the influence this has on the character of the District." Seaford Town Council – this site is outside of the Development Plan boundary, Affecting access to the National Park, potentially detrimental impact on tourism and access to the iconic Seven Sisters view from South Hill Barn, impact on local infrastructure such as the already oversubscribed medical care and school services; loss of strategic views of the National Park; SDNP - Link Officer stated in the Consultation Response dated 9 August 2016 “the proposed development does not respond to the landscape in a seamless manner... This proposal would also block the outlook and aspect towards the SDNP, such being a fundamental quality of the surrounding settlement in its context...In summary the SDNPA consider that the proposal does not take account of the site context in relation to the special qualities, landscape and overall setting of the South Downs National Park...the SDNPA object to the proposals on the basis of the design and layout in relation to the setting and special qualities of the South Downs National Park.” ESCC Highways stated in her letter to the LDC Planning Officer dated 18 August 2016 “The proposed access, visibility splays and proposed footway along Chyngton Way are currently shown to be both outside the red site area and the public highway [adopted and unadopted areas]. Therefore no highway condition or legal agreement can be secured to ensure that an adequate access can actually be provided.”

GAS WORKS SITE BLATCHINGTON ROAD – 30 UNITS

This site was covered under SC5 in the NP site assessments and included as a residential element in land designated for the Dane Valley Project Area under SEA 15(i) in the SNP.

EAST STREET CAR PARK – 10 UNITS

It was assessed for SNP purposes under SS5 in the Site Assessments but was not available at that time. It is still considered that loss of the car park would be prejudicial to the town and the viability of the Town Centre in particular due to the shortage of car parking. A comment has been received from a local resident supporting the retention of the car park.

Registration as a Community Asset has expired.

SUTTON ROAD CAR PARK – NO. OF UNITS NOT STATED

Assessed for the SNP under SS14 with broadly the same conclusions as for East Street Car Park re shortage of Town Centre parking. A consent granted in 1961 for shops/maisonettes is no longer a relevant consideration. Two traffic accidents logged close to the site.

Owned by LDC.

Registration as a Community Asset has expired.

SITE 1 – LAND NORTH OF CROWN HILL FIRLE ROAD – 7 UNITS

Golf Club land but with access in separate ownership therefore a ‘ransom strip’ issue
Site assessed for SNP under SW8. Bordering National Park. SDNPA Officer summed up implications as follows:-

Potential sites that border the National Park should be considered as if they are in the National Park. “It may sometimes be the case that development outside the boundary may have an impact within it. Local authorities have a duty to have regard to the National Park purposes (as required in Section 62 of the Environment Act 1995).” • All other opportunities must be explored before SDNPA will consider development within the Park • SDNPA revised policies will have stronger emphasis on landscape – particularly relevant to this site is: Landscape Character (SD5), Safeguarding Views (SD7), Relative Tranquillity (SD8) And Dark Skies (SD9)

These policies have since been formally adopted in the SDLP.

Likely to generate significant local objection.

SITE 2 – LAND AT CROWN HILL NORTH OF FIRLE ROAD – 9 UNITS

Detailed assessment for SNP under SW9

Application (LW/16/0985) submitted in late 2016 refused by LDC and appeal dismissed. Would mean removal of group of TPO trees. Also site lies partially outside the town’s development boundary.

SDNPA comments as for site 1 above.

Adverse impact on Area of Special Character.

Likely to generate significant local objection.

FORMER BEACHCOMBER SITE, DANE ROAD (EVERSLEY COURT) – NO. OF UNITS NOT STATED

Current ownership of the land not known.

The land was the subject of an obligation in the s.106 Agreement connected to LW/10/1048 to be developed for a block of affordable housing units. Developers McCarthy and Stone claimed that they were unable to find a partner to implement the original scheme and obtained temporary five-year consent for parking on the site under ref LW/13/0798. This has long expired with no renewal in place.

It was also reported at the time that there was a major problem with the title of the land that placed a restriction on development.

Obligation to provide affordable housing still in place in Agt but a commuted sum has been paid in lieu of the provision of affordable housing. The current legal situation with regard to the title and the s 106 etc needs to be clarified by LDC.

THE HAWTH, SURREY ROAD - 10 units

Assessed for NP under SW12. Designated as Local Greenspace 7 under SEA 8 in SNP.

BUCKLE CAR PARK – PARCELS A & B – 7 UNITS

Assessed under SW2 for SNP Owned by LDC. Not considered developable due to difficulties with title/restrictive covenant. Development project abandoned in 2016. Community Asset.

BUCKLE LORRY PARK – PARCELS A , B & C – 10 UNITS

Assessed under SW3 for SNP. Owned by LDC. Similar issues to above site.

6 STEYNE ROAD – 6 UNITS

Comments on site under SC17 but not assessed for SNP as was in the Committed target. Application for 13 apartments pending. Consent for 6 dwellings approved in 2012.

HOLMES LODGE 72 CLAREMONT ROAD – 12 UNITS

Assessed for SNP under SC16. Allocated in SNP for 13 dwellings under SEA15 (v).

FLORENCE HOUSE – 10 UNITS

Assessed for SNP at SS6. Part of site allocated in NP for 7 dwellings under SEA15 (x) SDNP issues apply as per the Crown Hill Firle Road sites above as the site bounds the National Park.

STATION APROACH/DANE ROAD – 10 UNITS

Assessed for SNP at SC21. Allocated in SNP for 12 dwellings under SEA15 (vi).

LAND AT REAR OF CHICHESTER ROAD – 10 UNITS

Assessed for SNP at SC7. Allocated in SNP for housing within the Dane Valley Project Area at SEA15 (i) as with Gas Works site above.

SEAFORD HEALTH CENTRE DANE ROAD – 22 UNITS

No considered during SNP process. Availability must be dependent on future provision of the Town's Health Services and possible development of the proposed Health Hub at the Downs Leisure Centre.

MARDON COURT CLAREMONT ROAD – 18 UNITS

Assessed for the SNP at SW10. Consent obtained in the past for redevelopment as block of 19 flats has expired. Similar new application unlikely to be opposed following other redevelopments in the immediate locality.

SUTTON LEAZE EASTBOURNE ROAD – 9 UNITS

Now completed as Old Poplars Close.

P75/03/20 Update Report

The Committee report 141/20 of the Planning Officer on recent decisions made by Lewes District Council on applications previously considered by this Committee.

It was **RESOLVED** to **NOTE** the contents of the report.

The meeting closed at 8.38pm.

Councillor Linda Wallraven
Chair