



## Seaford Town Council

### Planning and Highways Committee

Minutes of the meeting of the **Planning and Highways Committee** held via **Zoom** on **Thursday 6<sup>th</sup> August 2020** commencing at 7.00pm.

#### **Present:**

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

Geoff Johnson, Planning Officer

Georgia Raeburn, Executive Support Officer (technical host)

No members of the public were present

#### **P01/08/20 Apologies for Absence and Substitute Members**

There were no apologies for absence.

#### **P02/08/20 Disclosure of Interests**

Regarding LW/20/0382, Cllr J Meek informed the Committee of his recent involvement in the problems arising from the unauthorised works being carried out at 10 Blatchington Hill and 3 Sherwood Road and declared that he would not be voting on those applications.

#### **P03/08/20 Public Participation**

There was no public participation.

#### **P04/08/20 Planning Applications**

Applications received week commencing 5<sup>th</sup> July 2020

##### **LW/20/0426 – 12 Kingsmead – Single storey rear extension**

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

##### **LW/20/0431 - Beaufoys 45 Firlie Road – Erection of front boundary wall with railings**

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

##### **LW/20/0420 – 23 Downsview Road – Installation of two air conditioning units to rear south facing elevation**

It was **RESOLVED** to **OBJECT** to the application for the following reasons:-

The installation of air conditioning is totally unnecessary on climate change grounds. The same purposes could be achieved through other more acceptable measures, such as additional insulation. The units would be intrusive and could cause a noise problem for neighbouring properties.

If the District Council is minded to grant consent a condition should be attached restricting the hours of operation of the units from say 0800 to 2100 to protect the amenities of neighbouring residents.

*(Cllr M Everden joined the meeting during the discussion of this application and did not speak or vote.)*

### **LW/20/0382 – 10 Blatchington Hill – Creation of a new basement**

It was reported that this application was partly retrospective in that work on the excavation of the basement had commenced and had been the subject of complaints to Lewes District Council from residents in the locality. Despite the fact that the application was retrospective, members were obliged to consider their response on the merits of the proposals and not take the premature commencement and any breach of planning control into account.

It was **RESOLVED** to **OBJECT** to the application for the following reasons:-

The existing side extension at the property was considered in applications LW/16/1043 (refused) and LW/17/0707 (approved). It is clear that the refused scheme was not acceptable to the District Council on grounds of overdevelopment and unacceptable impact on the character of the East Blatchington Conservation Area including the impact of additional traffic on the locality. It is also clear that the revised approved scheme was only acceptable subject to a number of significant conditions relating to loss of trees, replanting and landscaping, archaeological investigation, a construction management programme, strict limitations on the hours of construction and a restriction on the use of the extension as a separate dwelling.

The excavation of the basement in these circumstances by extending the accommodation and facilitating increased traffic and general activity at the property would be a significant overdevelopment of the property and seriously detrimental to the amenities of neighbouring residents and to the character of the Conservation Area.

Also, if the District Council is minded to approve the application the conditions referred to above which are still relevant to the scheme should be applied including an extensive replanting and landscaping scheme and the restriction on the use of the extended accommodation as a separate dwelling.

The Committee also requests the District Council to investigate any unauthorised removal and destruction of trees on the site during the excavation with a view to a criminal prosecution.

### **LW/20/0332 - 3 Sherwood Road – Retention of Outbuilding at rear**

It was reported that this application is also retrospective. The original application LW/20/0007 was refused by Lewes District Council having been the subject of an objection by this Committee at the meeting on 20<sup>th</sup> February 2020.

It was **RESOLVED** to **OBJECT** to the application for the following reasons:-

Although there is no information in the application as to the intended use of the outbuilding it would appear that it will be used in conjunction with 10 Blatchington Hill rather than 3 Sherwood Road, possibly as a Pool Room. This is suggested by the fact that the boundary wall between the properties has been removed and a wall constructed between the outbuilding and the rear of 3 Sherwood Road. If this is the case the application should have related to 10 Blatchington Hill and should have been preceded by a formal application to incorporate the rear curtilage of 3 Sherwood Road into the curtilage of 10 Blatchington Hill.

If an application had been submitted in respect of these alterations to the curtilages it would have drawn a strong objection from the Town Council on the grounds that it would leave 3 Sherwood Road with a totally inadequate curtilage/amenity area i.e the front parking area only, as is the case at present.

The application is therefore misleading and should be refused on the grounds of lack of information as to future use and that (as for LW/20/0007) the outbuilding constitutes an overdevelopment of the site which is detrimental to the general character of the area.

Planning Applications received in the week commencing 12<sup>th</sup> July 2020

**LW/20/0436 – 1 Sovereign Close – Demolition of existing single storey rear extension. Replacement with single storey rear and two storey side extension. Erection of entrance porch to front elevation and associated soft and hard landscaping**

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

**LW/20/0448 – 33 Sherwood Road – Two storey rear extension**

Please note that this is an amended proposal to the application refused by Lewes District Council under reference LW/19/0902 and also recently refused on appeal. The refused scheme included a detached garage as well as the proposed extension. The refusal of consent on appeal was based on highway safety concerns regarding the garage; the inspector had no concerns regarding the extension. At this Committee's meeting on 9<sup>th</sup> January 2020, the Committee supported the original application.

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

**LW/20/0460 – 1 Dymchurch Close – Single storey rear extension 5.5m in length, with eaves height of 2.8m and maximum height of 3.2m**

It was **RESOLVED** to **OBJECT** to the application for the following reasons:-

The 5.5 metre extension at the rear would be an overdevelopment of a restricted plot and by extending across the rear boundary of the neighbouring property would have an adverse impact on the amenities of that property

**LW/20/0224 – 24 Hythe Crescent – Ground and first floor side extension**

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

**LW/20/0377 – The Briars 93 Firle Road – Erection of a three-bedroom dwelling and garage in the rear garden**

It was reported that this was a resubmission of the application LW/19/0740. Lewes District Council had refused consent on the grounds of over development; loss of trees; adverse impact on neighbouring properties and general adverse impact on a designated Area of Established Character. This Committee had objected to the application on the same grounds at the meeting on 20<sup>th</sup> February 2020.

It was **RESOLVED** to **OBJECT** to the application on the same grounds as for LW/19/0740 adding that the rear garden of the host property acted as a green buffer between the established development in the Firle Road and the more recent development in Royal Close and that this buffer would be removed if the proposed development were to go ahead

Planning Applications received in week commencing 19<sup>th</sup> July 2020

**LW/20/0353 – 15 Firle Grange – Replacement of summerhouse at rear**

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

Planning Applications received in week commencing 26<sup>th</sup> July 2020

**LW/20/0468 – Bybuckle Court Care Home, Marine Parade - Change of use from Nursing Home to six residential flats.**

It was **RESOLVED** to **SUPPORT** the application. The refusal of the previous application LW/20/0058 was noted but it was considered that the amendments had resolved the issues referred to in the refusal.

n.b The District Council should be notified that although the applicant was a Town Councillor member of the Committee he was not present at the meeting and took not part in the discussions

#### Tree Works Application

##### **TW/20/0057 – 20 Seafield Close – Shorten two boughs by 2-3 metres**

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

##### **P05/08/20 Extension of Permitted Development Rights**

The Committee considered report 35/20 of the Planning Officer presenting an update on recent legislation change with permitted development rights.

It was **RESOLVED** to **NOTE** the contents of the report and to **REQUEST** Lewes District Council to notify the Town Council of any application for Prior Approval submitted under the new regulations.

##### **P06/08/20 Update Report**

The Committee considered report 34/20 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 8.34pm.

Councillor L Wallraven  
Chair