



Seaford Town Council

Planning & Highways Committee

Minutes of the meeting of the **Planning & Highways Committee** held via **Zoom** on **Thursday 10th December 2020** commencing at 7.00pm.

Present:

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

Councillor O Honeyman observed.

Geoff Johnson, Planning Officer (meeting clerk)

Adam Chugg, Town Clerk

Georgia Raeburn, Executive Support Officer (technical host)

Keith Blackburn, Chair of the Seaford Neighbourhood Plan Steering Group (visiting presenter)

Six members of the public were present.

P43/12/20 Apologies for Absence and Declaration of Substitute Members

Apologies for absence were received from Councillor J Lord.

P44/12/20 Disclosure of Interests

Councillor D Argent declared a non-pecuniary interest in application LW/20/0721, 1 Chyngton Lane, as a personal friend of the application.

Councillor J Edson declared that he had a friendship with one of the individuals that had submitted a written objection regarding application LW/19/0656 - 6 Steyne Road but did not consider that this would prejudice his consideration of the application.

P45/12/20 Public Participation

There was no public participation.

P46/12/20 Planning Applications

Planning Applications received week commencing Monday 16th November 2020

<i>Resident A</i>	<i>As Chair of Steering Group for Seaford Neighbourhood Plan, stated that in his view the developer has not adhered to the Design Guidelines of the Neighbourhood Plan and that the design and scale of the proposed was completely out of context</i>
<i>Resident B</i>	<i>Feels that the original plan for houses on that site would fit in much better with the environment, instead of a big block with more traffic.</i>
<i>Resident C (submitting in writing and read by meeting clerk)</i>	<i>Feels that development is not in context, over dominant, little space for planting and is a London-style of development rather than Seaford vernacular.</i>

<i>Resident D</i>	<i>Noted that the previous application for development was found to be overprominent, out of scale and out of character for a site adjacent to a Conservation Area. Believes six houses are far more appropriate and in keeping with character. This application is two stories higher and more imposing/over dominant than the previous application. The Environment Agency raised concerns which are noted and are largely caused by too many residents in one plot of land.</i>
<i>Resident E</i>	<i>Noted that despite being a revised application the floor area was similar, although there was a reduction in the number of units from 14 to 13. There are different level balconies and third floor roof terraces – which represent another 200sq/m of development. Stated that this is actually an increase of useable development area compared to the previous application, which was rejected. Previous development was 48 people and now 54 people due to types of flats being proposed.</i>
<i>Resident F</i>	<i>Concerns about traffic on junction of St Johns Road and Steyne Road and the parking access for the proposed underground parking.</i>
Response	<p>The Planning Officer added in response that there were outstanding concerns from the Highways authority based on the size of the parking spaces and turning areas</p> <p>Also, whereas normally the applicant would be required to provide 40% affordable housing or payment in lieu in accordance with the Local Plan, in this case the developers had submitted a financial viability report saying they cannot make an adequate profit if this requirement was applied. Unless therefore Lewes District Council could refute the conclusions of the report the development would be exempt from the affordable housing provision</p>

LW/19/0656 – 6 Steyne Road – Redevelopment of the site to provide 13 apartments amended plans (dated 30/10/20 and 20/11/20) showing reduction from 14 to 13 units

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

The design and the bulk of the proposed block are completely out of context with its surroundings, and its height and massing would have a seriously adverse impact on the properties immediately opposite the site in Steyne Road and the adjacent Steyne Road Conservation Area. The proposals are therefore contrary to the Seaford Neighbourhood Plan (Policy SEA3 - Conservation Areas) and Section 3.5 of the Design Guidelines incorporated in the Plan which state in respect of the Seaford Seafront area that:-

New developments, infill and extensions should respect the local landscape character and be designed to blend well with the existing built environment.

New developments should be sympathetic with the existing building style and form and should respect the existing scale, height and material of the surrounding developments.

Generally, it was considered that the applicant had failed to take the objections to the 2019 scheme into account and that the approved scheme for terrace of four houses fronting Steyne Road and semi-detached houses fronting St John's Road would be far more appropriate as it would achieve the necessary degree of 'scaling down' between the adjacent block of apartments in St Johns Road and the more modest scale of development in Steyne Road.

(7.34pm – two members of the public exited the meeting)

LW/20/0721 - 1 Chyngton Lane – Conversion of existing garage to form a habitable room

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

(7.35pm – one member of the public exited the meeting)

(7.36pm – the member of the public re-joined the meeting)

Planning Applications received in week commencing Monday 23rd November 2020

LW/20/0734 – Morrisons Supermarket Dane Road – Proposed infill to the existing entrance lobby, demolition of the existing glazing and erection of new glazed curtain walling and entrance/exit doors.

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

(7.37pm – one member of the public exited the meeting)

LW/20/0793 – 15 Crown Hill – Proposed single storey rear extension

It was **RESOLVED** to **SUPPORT** this application with a request that a 'matching materials' requirement is attached to any consent granted

Planning Applications received in week commencing Monday 30th November 2020

LW/20/0727 – Avondale Hotel 4-5 Avondale Road – Variation of Condition 1 of application LW/17/0929 to amend the HMO Management Plan

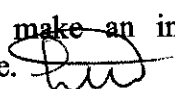
It was **RESOLVED** to **SUPPORT** the application subject the retention in the Management Plan of the third condition on the first page headed 'Rules and Regulations'. It was considered that this was not only appropriate to an HMO providing emergency accommodation but was a useful general condition/rule.

Tree Works Applications

TW/20/0096/TPO – 1 The Barn House Firle Road – Removal of one conifer

It was **RESOLVED** to **AGREE** that the Committee was unable to make an informed decision/comment because of the lack of supporting information on the website.

TW/20/0104/TPO - 17 Mason Road – Removal of T1 (Silver Birch)

It was **RESOLVED** to **AGREE** that the Committee was unable to make an informed decision/comment because of the lack of supporting information on the website. 

P46/12/20 Neighbourhood Plan Presentation

Keith Blackburn, Chair of the Neighbourhood Plan Steering Group, presented a briefing session on the Design Guide of the Seaford Neighbourhood Plan.

(8.04pm – Keith Blackburn exited the meeting briefly, as previously informed to the Committee)

(8.05pm – The Chair moved to take agenda items 7 and 8 while awaiting Keith Blackburn's return)

P47/12/20 Road Closure Application – South Coast Triathlon 2021

The Committee considered report 105/20 of the Planning Officer informing the Committee of the road closure application for the South Coast Triathlon on 21st August 2021.

It was **RESOLVED** to **SUPPORT** the proposed road closure.

P48/12/20 Update Report

The Committee considered report 106/20 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.

(8.17pm – Keith Blackburn re-joined the meeting)

(P46/12/20 Neighbourhood Plan Presentation – Continued)

Keith Blackburn continued his presentation.

The Committee discussed how it uses the considerations set out within the Neighbourhood Plan when considering responses to planning applications, the sustainability requirements within planning legislation and how a town council can try to persuade adherence to this local plan. The Committee talked about equipping members with a hard copy of the Design Guide to use when reviewing planning applications.

The Committee thanked Keith Blackburn for taking the time to prepare and deliver this very thorough presentation.

P49/12/20 East Sussex County Council's Walking and Cycling Infrastructure Plan Consultation

(8.35pm – The Chair proposed that Standing Orders be suspended to allow members of the public to speak)

Resident A As Chair of Seaford Community Partnership, updated that the Partnership has five projects in progress the fifth of which is regarding encouraging and facilitating more cycling and walking. Would like to have seen the County Council's Plan prioritise the various aspirations rather than adopt a 'blanket approach'. Unsure about the viability of a cycle lane on the A259 due to

width of road and cost and feels other areas should be prioritised, such as at the seafront.

(8.37pm – Standing Orders were reinstated)

The Committee considered report 104/20 of the Planning Officer presenting details of East Sussex County Council's 105-20 consultation on the Walking and Cycling Infrastructure Plan.

The Committee discussed the report in great detail including wishing to encourage cycling on the quieter roads and just safer crossing points for A259 as arterial road. The Committee also discussed the displacement of parking spaces by cycle lanes/pedestrianisation, the location of cycle racks, the impact of these proposals on the use and economy of the town centre.

It was **RESOLVED** to **RESPOND** to the consultations with the following views and comments:-

The Town Council generally welcomes the initiative to make the routes through the town more cycling and walker friendly and points out that a well-used shared route has already been established on the seafront.

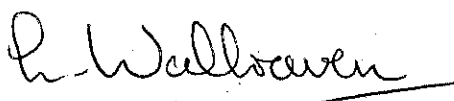
The strategy connects the right areas in the town but appears to have confused its priorities in that by making the secondary east-west routes of Belgrave Road /Vale Road to Alfriston Road(north of the A259) and the Sutton Avenue route (south of the A259) less attractive to motorists and therefore confirming the A259 as the main arterial route through the town it has also burdened the A259 with e.g the provision of cycle tracks and narrowing of carriageways. This could lead to additional congestion and an adverse commercial impact on the town and its residents. It is acknowledged that one of the principal aims of the strategy is to discourage the use of cars for short journeys within the town but Seaford will always rely on the A259 as its principal artery and it should therefore be recognised that excessive traffic calming and other measures may not necessarily benefit the town

There are also significant reservations about some of the details proposed, e.g the pedestrianisation of parts of the Town Centre and restrictions on parking. The Council would want the major input for the formulation of the final scheme to come from residents and people working in the town rather than external consultants

One final point of detail concerned the dangerous state of the final leg of the cycling/walking path alongside the A259 from the eastern built-up boundary to Exceat bridge. This well-used path was eroded and dangerous and the alternative route to the bridge from the eastern boundary of the town via Chyngton Lane needed to be publicised and signed by the ESCC and SDNPA

(9.16pm – one member of the public exited the meeting)

The meeting closed at 9.20pm.

 25/2/2021

Councillor Linda Wallraven
Chair

