



## Seaford Town Council

### Planning & Highways Committee

Minutes of the meeting of the **Planning & Highways Committee** held via **Zoom** on **Thursday 21<sup>st</sup> January 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.

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.

#### **P56/01/20 Apologies for Absence and Declaration of Substitute Members**

There were no apologies for absence.

#### **P57/01/20 Disclosure of Interests**

Councillor Lord declared a non-pecuniary interest in application LW/20/0852 as he had recently sold the property but has no interest in it and does not know the applicant.

Councillor Meek declared a non-pecuniary interest in application LW/20/0810 as the applicant was a neighbour that he has an acquaintance with. He would refrain from speaking or voting on this item.

#### **P58/01/20 Public Participation**

There was no public participation.

#### **P59/01/20 Planning Applications**

Planning Applications received in week commencing Monday 4<sup>th</sup> January 2021

**LW/20/0857 – 44 Sherwood Road** – Hip to gable loft conversion with rear dormer and two front rooflights

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

**LW/20/0864 – 37 Fitzgerald Avenue** – Conversion of garage/basement to studio flat

It was **RESOLVED** to **SUPPORT** this application. Members considered Local Plan policy DM8 covering the sub-division of dwellings but took the view that the pressing need locally for this form of accommodation and the benefit of the extensive open area at the rear of the properties outweighed the drawbacks in this case such as the lack of private amenity space and dedicated parking and the risk of flooding of the basement floors in this block of properties.

**LW/20/0852 – Bybuckle Court Marine Parade** – Change of use of nursing home to six residential flats to include demolition of existing roof structure and addition of second storey accommodation, projecting bay and balconies, demolition of part of the single storey structure and part of the roof to be changed from flat to pitched.

It was **RESOLVED** to **SUPPORT** this application. An objection from a resident at 45 Claremont Road was reported but it was considered that, taking into account the distance between the two properties, the objection could not be supported

**LW/20/0839 – Seaford Railway Station, Station Approach** – Listed Building Consent for the installation of tongue and groove wood panelling in Waiting Room, removal of ticket office poster frames, remove existing waiting room sofas and replace with wooden benches, WC to be remodelled with stud partition walls, new lighting and electric heating in all rooms and repair of wooden window frames.

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

Planning Applications received in week commencing Monday 11<sup>th</sup> January 2021

**LW/20/0764 – 28-30 Church Street** -Single storey rear extension to ground floor shop.

It was **RESOLVED** to **SUPPORT** this application with 4 abstentions. Members did however express concerns about the quality and clarity of the submitted plans

**LW/20/0860 - 4 Jubilee Gardens** -Erection of two storey side extension.

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

**LW/20/0810 - 33 Sherwood Road** -Demolition of single garage and erection of outbuilding to form garage space.

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

**LW/20/0728 - 43 Seafeld Close** - Demolition of existing single storey rear extension and erection of new double storey rear extension.

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

Tree Works Application

**TW/20/0097/TPO – 21 Westdown Road** - 7 x Corsican pines, G002 T1 remove 2 large branches overhanging the road G002 T2 -T7 Lift to 7m to reduce road overhang, which is a danger to the public footpath & pedestrians, and the road & vehicles

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

## **P60/01/20 Draft Interim Planning Statement on Housing Delivery**

The Committee considered report 121/20 of the Planning Officer regarding Lewes District Council's draft interim statement to cover housing delivery issues in the District.

*(8.02pm – Standing Orders suspended to allow the member of the public present to provide the Committee with additional information on the impact item on the Neighbourhood Plan)*

*(8.04pm – Standing Orders were reinstated)*

It was **RESOLVED** that the following response be forwarded to Lewes D.C and that the local MP should be informed of the report and the response

There is serious concern at the likely increase in the Town and District's housing requirement for the following reasons :-

1.The Town has major constraints on new development around or adjacent to the Development Boundary due to bordering the South Downs National Park to the North East and West and the sea to the South. The high proportion of the developable area of the town is already built on. There is a deficiency of green space and public sports fields. The constraints are also made even tighter by the fact that a significant part of the developable area close to the sea is within various Flood Risk Areas.

2.The Town will shortly be contributing 184 new dwellings to the District from the ongoing development at the former Newlands School site. Due to the timing of the application for the scheme and a quirk of the Local Plan programme the development was not regarded as part of the Town's housing allocation but, incongruously, as a 'windfall'. There are serious concerns at the likely impact of this windfall on the infrastructure of the Town in terms of highways, education and health. The highways infrastructure is particularly sensitive. The impact of the traffic generated by 184 new dwellings emerging on to the A259 from a single access road will inevitably add to the existing congestion on the road especially at peak times. The A259 is, effectively, the only route into and out of the town. Once the new Exceat Bridge is completed traffic flows will increase on this road. Any new housing allocation should therefore take into account the vital need to keep a free flow of traffic on the A259 for the benefit of the Town's residents and businesses.

3, The Seaford Neighbourhood Plan was adopted less than a year ago after several major consultations and many years of hard work by the Steering Group. The policies in the Plan are vital and relevant to its well-being and although it is acknowledged that para 14 of the National Policy Planning Framework may specify a limited life for reliance on the Plan's housing allocations in certain circumstances the Council will continue to place maximum weight on the Plan's policies where appropriate.

4.The Town Council fully supports the interim policies proposed to counter and mitigate the presumption in favour of Sustainable Development in the NPPF but would emphasise again the fact that the South Downs National Park is a major constraint to developments outside the town's Development Boundary.

## **P61/01/20 Update Report**

The Committee considered report 122/20 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 8.16 pm.

Councillor Linda Wallraven  
Chair

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