



Seaford Town Council

### Planning and Highways Committee

Minutes of the meeting of the **Planning and Highways Committee** held at the **Council Chambers, 37 Church Street, Seaford** on **Thursday 31<sup>st</sup> October 2019** commencing at 7.00pm

**Present:**

Councillor L Wallraven (Chairman) Councillors N Adil, J Edson, M Everden, R Honeyman (Vice-Chairman) and J Lord  
Geoff Johnson-Planning Officer  
11 members of the public present

**P 59/10/19 Apologies for Absence**

Apologies were reported from Councillor A Latham

**P 60/10/19 Disclosure of Interests**

None

**P 61/10/19 Public Participation**

None

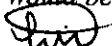
**P 62/10/19 Planning Applications**

Planning Application deferred from previous meeting

<b>Seaford</b>	<b>6 Steyne Road</b>
LW/19/0656	Planning Application -Development of site to provide 14 Apartments

*A neighbouring resident circulated an illustration of the extended site coverage of the proposed block of apartments compared to the six houses previously approved. She objected to the application on the grounds of overdevelopment and over dominance in the street scene*

*A second resident objected on the grounds of insufficient parking and that the general infrastructure of the area could not absorb 14 new dwellings without causing problems for other residents. Houses would be more appropriate on the site*

*Other residents submitted questions and concerns regarding the excessive height of the block possible nuisance problems from the construction and the fact that there would be an adverse effect on the properties opposite the block at 19 to 23 Steyne Road* 

*Another resident complained that the proximity of the block to Steyne Road would make both pavements in this area of the road too narrow and unsafe. Consideration should also be given to the fact that the site adjoined a Conservation Area*

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

That the proposals were an over development of the site bringing the building too close to the adjoining pavement in Steyne Road

That the block would be out of character and scale with the other neighbouring properties along Steyne Road

That the block would have an adverse impact on the adjoining Conservation Area in particular the properties at 19 to 23 Steyne Road

That the original proposals for the development of six houses would be far more appropriate and in keeping with the character of the area.

That the objections submitted by the Highways Authority should be supported

Following consideration of this application there was a break of 10 minutes from 7.25 to 7.35p.m to enable members of the public to leave

Planning Applications for week commencing 30<sup>th</sup> September 2019

**Seaford**                      **Wellington Public House 33 Steyne Road**  
LW/19/0639                  Advert Consent Application – Installation of replacement  
illuminated and non-illuminated signs on exterior

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

Planning Applications for week commencing 7<sup>th</sup> October 2019

**Seaford**                      **1 Richmond Road**  
LW/19/0717                  Planning Application- Proposed change of use to a one-bed  
ground floor flat and a two-bed maisonette with extensions at  
rear and side

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



**Seaford**  
LW/19/0719

**Wall Cottage Alfriston Road**  
Planning Application – Single storey rear extension and decking and a first floor rear dormer

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

**Seaford**  
LW/19/0720

**7 Sutton Road**  
Planning Application – Conversion of existing dwelling to 4 self contained flats

It was **RESOLVED** to **SUPPORT** the application in principle but concerns were expressed regarding the restricted size of the smallest of the four flats

**Seaford**  
LW/19/0721

**34 St. Andrews Drive Bishopstone**  
Planning Application – Replacement conservatory

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

**Seaford**  
LW/19/0726

**62 North Way**  
Planning Application – Demolition of garage and timber shed  
New two- storey side extension, single storey rear extension  
alterations to entrance porch and internal alterations

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

**Seaford**  
LW/19/0730

**16 Ashurst Road**  
Planning Application- Single storey rear extension to provide level access entrance to property and disabled bathroom

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

Planning Applications for week commencing 14<sup>th</sup> October 2019

**Seaford**  
LW/19/0705

**4 North Camp Lane**  
Planning Application – Erection of part two storey part first floor side extension

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

**Seaford**  
LW/19/0746

**6 North Way**  
Planning Application – Single storey side extension

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



**Seaford**  
LW/19/0753

**11 Balmoral Close**  
Planning Application – Conversion of detached garage to summer house

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

**Seaford**  
LW/19/0757

**57 Carlton Road**  
Planning Application – Demolition of existing bungalow and erection of a pair of semi-detached chalet bungalows

It was **RESOLVED** to **SUPPORT** the application in principle. There were however concerns, given the location, of difficulties arising during the construction. It was also **RESOLVED** therefore to recommend that the Authority, if consent is granted should require a detailed construction management scheme to be drawn up to cover the need to avoid the obstruction of the driveway and public highway and maintain highway safety during the construction period .

Other Applications

**Newhaven**  
LW/19/0665

**Seahaven Maritime Academy East Quay Newhaven Harbour**  
Retrospective Application to retain three-sided framework

It was **RESOLVED** to **OBJECT** to the application on the grounds that the fact that the reflective material used in the construction of the structure meant that it had an adverse impact views across the Harbour from Bishopstone and Seaford Bay

South Downs National Park Application – Deferred from previous meeting

**Seaford**  
SDNP/19/04516/FUL

**1 New Cottages The Street Bishopstone Village**  
Planning Application – Alteration and conversion of existing barn to holiday let

It was **RESOLVED** to **OBJECT** to the application on the grounds that :-

That the development proposals including the removal of the existing hedge would detract from the appearance character and cultural heritage of this part of the SDNP and the adjoining Conservation Area contrary to policies SD23 (c) and (d) of the South Downs Local Plan .

The site also lies outside any settlement boundary as defined in the Local Plan and would not come within any of the exceptions set out in policy SD23 (g) of the Plan *huw*

Tree Works Applications

**Seaford**                      **28 Willow Drive**  
TW/19/0079/TPO              Tree Preservation Order – T3-35% reduction; T4-35%  
Reduction T6- Consideration for tree to be removed

It was **RESOLVED** to **SUPPORT** the application in respect of trees T3 and T4 but to **OBJECT** to the removal of T6

**Seaford**                      **59 Belgrave Road** – Trees in Conservation Area- Fell two  
TW/19/0062/TCA              Sycamores T1 and T2

The Planning Officer reported that this application had prior to the Committee meeting

**NOTED**

**P 63/10/19 Age Concern- 6 Church Street**

The Committee considered the report 91/19 of the Planning Officer on this matter. The report explained that although permission had been refused by the District Council for the retention of the trellis above the wooden gate which had been Erected to enclose the porch of the shop it was still in place and the Council had Confirmed that it would take no further action in respect of the breach of planning Control. A resident had submitted a formal complaint about the Council's Reluctance to take enforcement action to deal with the breach.

It was **RESOLVED** that the gate and trellis clearly still had an adverse impact on character and appearance of the Conservation Area, that the resident's complaint should be supported and that further representations should be made to Lewes D.C to confirm these points

**P 64/10/19 Talland Parade**

The Committee considered the report 92/19 of the Planning Officer on this matter. The Planning Officer confirmed that there were on-going negotiations with the developers' agent regarding resumption of the works on site. The Planning Officer outlined the various powers available to the District Council if the negotiations proved to be unsuccessful.

**NOTED** 

**P 65/10/19 Newlands School Applications**

Planning Officer reported that at the Lewes D.C's Planning Applications Committee meeting on 30<sup>th</sup> October 2019 the two applications had been approved. A briefing note had been circulated to all members outlining the main points of the Decision. The applications would now be submitted to the Secretary of State who would consider Sport England's objection to the level of replacement sports facilities secured in the application and decide whether they should be referred back to Lewes D.C for formal approval or called in for determination by the Secretary of State at a Public Inquiry

It was **RESOLVED** to **NOTE** the Planning Applications Committee's decision and to make representations to Lewes D.C to ensure that the Town Council should be fully involved in the negotiations on the form of the revised S.106 Agreement

**P 66/10/19 Update Report**

Members considered report 93/19 of the Planning Officer on decisions taken by Lewes D.C on applications previously considered by this Committee

It was **RESOLVED** that the report be **NOTED**

The meeting closed at 8.50 p.m

*L. Wallraven* 23/1/2020  
Councillor L Wallraven  
Chairman

**Circulation:**

**Committee:** Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman). Councillors N Adil, J Edson, M Everden, A Latham and J Lord.

**For Information:** Councillors L Boorman, P Boorman, M Brown, J Cash, S Dunn, M Hayder,  
R Hayder, O Honeyman, J Meek, R Morland, R Reed, G Rutland and B Webb .