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**NOTES OF RESPONSES OF SEAFORD TOWN COUNCIL’S PLANNING AND HIGHWAYS COMMITTEE TO LEWES DISTRICT COUNCIL – 14th MAY 2020**

Due to the Coronavirus restrictions the meeting of the Planning and Highways Committee scheduled for Thursday 14th May 2020 was cancelled.

Following procedures agreed by the Town Council remotely on 31st March 2020 and subsequently confirmed, the Committee members were informed of the applications requiring responses by the Planning Officer by email. They were informed that details of each application were available on the LDC website and invited to submit their comments on each application to the Planning Officer.

The five applications requiring responses were:-

**LW/20/0256 – LAND ADJACENT TO 47 SURREY ROAD** - Formation of access for maintenance of land and pond

**LW/20/0119- 23 FAIRWAYS ROAD –** Demolition of existing detached garage and shed and erection of side extension

**LW/20/0178- 6 DARWALL DRIVE** – Erection of two single storey rear extensions and front porch

**LW/20/0268 –61 FARM CLOSE** – Erection of single storey side extension

**LW/20/0199- MARTELLO PLACE, STATION APPROACH and SLATERS ROW, CLAREMONT ROAD –** Addition ofpedestrian and vehicular gates

Four members responded with comments on the applications (Cllr Wallraven (Chairman), Cllrs Honeyman (Vice-Chairman), Everden and Edson).

The Chairman and Planning Officer discussed all the comments by phone on Thursday 14th May. It was agreed that the Planning Officer should submit the following responses to LDC:

**LAND ADJACENT TO 47 SURREY ROAD** – OBJECT

1.The Applicant does not give any details of what maintenance is required on the land and pond and how it is to be carried out. This is a significant omission as the land has been designated as a protected Green Space in the recently adopted Seaford Neighbourhood Plan (SNP). One of the reasons for the designation, apart from the fact that the land  forms an important green ‘buffer’ between two residential areas, is the variety of flora and fauna existing on the land. Some specialist evidence is therefore required.

2.There is also very little detail as to how the access is to be constructed. The gradient of the land means that a large amount of excavation will be required and the formation of the access will inevitably create an unattractive intrusion into the Green Space. There is also no detail of the proposed access gate.

3.The ‘opening-up’ of the land through the construction of the access could lead to illegal fly-tipping.

4.The applicant has previously applied unsuccessfully for consent for residential development of the land adjacent to 47 Surrey Road where the access is to be constructed. The application could therefore be seen as a way of facilitating a further attempt at gaining residential consent.

5.The applicant should be aware of the fact that the land is a protected Green Space is the SNP as he made representations on the Plan at the consultation stage ; he makes no attempt however to make any policy justification for the proposed development.

6.The designation of the land as a Protected Green Space under SEA 8 of the SNP gives the land the same protection as Green Belt land under the National Planning Policy Framework (Paras 99-101). There are no exceptional reasons to justify the proposed development and it will cause significant harm to the existing unspoilt character of the land.

7.The application is therefore directly contrary to policy SEA 8 of the SNP and should be **refused**

**23 FAIRWAYS ROAD** – OBJECT

1.The description of the application is misleading. The proposed development is a separate dwelling and not simply an extension of the principal dwelling.

2.The supporting statement describes the proposed development as an annexe. This is also misleading. An annexe provides additional residential facilities to a principal dwelling which can be in the form of a self-contained unit but, importantly, should remain connected to and subservient to the principal dwelling

3.The proposed development forms a separate dwelling. The block plan describes the line separating the two units as a ‘new boundary’ The CIL form specifies it as a second dwelling.

The new dwelling has limited amenity space and no off-street parking. It is significantly smaller in floor area and plot size to the other properties in the locality. The character of the area is of large attractive detached houses on large plots. The proposals will therefore be out of character with and detrimental to the amenity of the area as well as being an over development of the existing plot. The granting of consent may make it more difficult to resist further redevelopment and sub-division of existing properties.

4.The application should therefore be **refused** as contrary to policies DM 25,27 and 28 of the Local Plan

n.b If it is considered that the application should be granted in an amended form a condition should be imposed requiring the ‘ annexe’ to remain subservient to the principal dwelling

**6 DARWALL DRIVE**- SUPPORT

**61 FARM CLOSE**- SUPPORT

**MARTELLO PLACE and SLATERS ROW** – SUPPORT. The gates will help to provide security without detracting from the appearance of the building

Responses on all five applications have been forwarded to Lewes District Council.

A list of recent decisions (Appendix A) made by Lewes D.C on applications previously considered by Seaford Town Council is attached to these notes for information

Geoff Johnson, Planning Officer

14th May 2020

**APPENDIX A TO NOTES OF RESPONSES MADE ON 14th MAY 2020**

**NOTE OF DECISIONS MADE BY LEWES D.C ON PLANNING APPLICATIONS PREVIOUSLY CONSIDERED BY SEAFORD TOWN COUNCIL-**

 **APPROVAL (in line with STC's response)**

**LW/20/0043 – 61 CARLTON ROAD** – Proposed roof conversion including raising of ridge and eaves to part of roof

n.b A condition requiring the submission of a Construction Management Plan for approval prior to the commencement of development was attached to the consent as requested by the Town Council

 **REFUSALS**

None

Geoff Johnson

Planning Officer

Seaford Town Council

14th May 2020