



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – 13th January 2022

To the Members of the Planning & Highways Committee

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

A meeting of the **Planning & Highways Committee** will be held in the **Council**

Chambers, 37 Church Street, Seaford, BN25 1HG on **Thursday 13th January 2022**

at **7.00pm**, which you are summoned to attend.

Adam Chugg
Town Clerk

7th January 2022

PLEASE NOTE:

- **Public attendance physically/in person at this meeting will be limited to 10 due to the size of the meeting space.**
- **The meeting will be video recorded and uploaded to the Town Council's YouTube channel after the meeting.**
- **See the end of the agenda for further details of public access and participation.**
- **All participants are encouraged to carry out a home Covid test before attending the meeting, wear a mask at the meeting (where able to do so) and ensure hands are sanitised upon entering.**

AGENDA

1. Apologies for Absence

To consider apologies for absence.

2. Disclosure of Interests

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

3. Public Participation

To deal with any questions, or brief representations, from members of the public in accordance with relevant legislation and Seaford Town Council Policy.

In accordance with Town Council policy, members of the public wishing to speak on individual planning applications may do so immediately before each planning application.

4. Planning Application LW/21/0967 – 83-89 Sutton Road

To consider report 157/21 of the Planning Officer updating the Committee on the latest position with regards to the proposed development and explain the reason for the duplicate application (pages 6 to 7).

5. Other Planning Applications

LDC Planning Applications received in week commencing Monday 13th December 2021

[LW/21/0901 – St.Martins, 51 Steyne Road](#)

[CORRECTION FROM PREVIOUS AGENDA ISSUED] Listed Building Consent for external alterations including replacement of existing gas boiler for air source heat pump and replacement of existing double rear doors with single door and infill with brick to match existing wall for Dr B Mifflin and Mrs H Mifflin.

[LW/21/0902 – 3 Roedean Close](#)

Addition of first floor timber framed extension with pitched roof and no.3 windows at rear elevation and no.2. windows at north elevation over existing single storey rear extension for Mr and Mrs Georgalakis.

[LW/21/0918 - 62 Sutton Avenue](#)

Single storey ground floor extension & loft conversion with rear facing no.3 flat roof dormers and no.1 east facing rooflight for Mr S Curl.

[LW/21/0979 - Seaford Community Fire Station, Cradle Hill Road](#)

Erection of Outbuilding to rear for ESFR.

[LW/21/0972 – 15 Deal Avenue](#)

Removal of existing extension and replacement single storey flat roof rear extension with 2no. lantern rooflights, Hip to gable side roof extension with side facing window, extension to existing rear dormer and rooflight to front for D Donnelly.

[LW/21/0966 – 27 Marine Drive](#)

Two storey pitched gable end to flat roof extension with enlargement of balcony to rear elevation and alterations to windows and doors on all elevations for Mr D Creese.

[LW/21/0953 – 57 East Street](#)

Replacement single-storey rear extension for Mr and Mrs T Coghlan.

[LW/21/0922 – 8 Stafford Road](#)

Single storey front extension, creation of additional front parking bay, glass balustrade to front, associated front landscaping, removal of existing lean-to structure and replacement open pergola for B Arzur-Kean.

South Downs National Park Application

[SDNP/21/06170/HOUS – Seaford Cottage, Alfriston Road](#)

Raising the Ground level of the garden with stepped access, new fencing and works to the shared driveway for Mr L Gregory.

SDNPA Tree Works Application

[SDNP/21/06069/TCA – Bishopstone Village Green Dog Kennel Barn, Bishopstone Village](#)

Aged Sycamore removal of deadwood and inspection of structural integrity, Ash to be felled as it is suffering ash die-back, Hawthorns (x2) to be reduced in height. Cherry tree to have a crown-lift. Other Sycamore trees (x6) to have lower limbs removed for Mr S Taylor.

6. Update Report

To consider report 156/21 of the Planning Officer and the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee (pages 8 to 9).

AGENDA NOTES

For further information about items on this Agenda please contact:

Adam Chugg, Town Clerk, 37 Church Street, Seaford, East Sussex, BN25 1HG

Email: admin@seafordtowncouncil.gov.uk

Telephone: 01323 894 870 (*please note that due to working from home, this phone line is not currently manned, so please leave a voice message and this will be picked up and forwarded to the relevant member of staff to deal with*)

Circulation:

All Town Councillors, Young Mayor, Deputy Young Mayor and registered email recipients.

Public Access:

Members of the public looking to access this meeting will be able to do so by:

1. Attending the meeting in person.

Due to health and safety restrictions, the number of public in attendance will be limited (exact number to be confirmed). The Town Council therefore asks that you

contact georgia.raeburn@seafordtowncouncil.gov.uk or 01323 894 870 to register your interest in attending at least 24 hours before the meeting.

Spaces will be assigned on a first come, first served basis.

Please note that if you don't register and just attempt to turn up at the meeting, this could result in you not being able to attend if there is no space.

OR

2. Watching the recording of the meeting on the [Town Council's YouTube channel](#) , which will be uploaded after the meeting has taken place.

Public Access to the Venue:

If you are attending the meeting in person, please arrive for 6.55pm where you will be shown into the meeting for a 7.00pm start.

Public Participation:

Members of the public looking to participate in the public participation section of the meeting must do so in person, by making a verbal statement during the public participation section of the meeting.

Below are some key points for public participation in the meeting:

1. Your statement should be regarding business on the agenda for that meeting.
2. You will only be able to speak at a certain point of the meeting; the Chair of the meeting will indicate when this is.
3. You do not have to state your name if you don't want to.
4. If you are unsure of when best to speak, either query this with an officer/councillor ahead of the meeting or raise your hand during the public participation item of the meeting and ask the Chair – they will always be happy to advise.
5. When the Chair has indicated that it is the part of the meeting that allows public participation, raise your hand and the Chair will invite you to speak in order.
6. Statements by members of the public are limited to four minutes and you don't automatically have the right to reply. The Chair may have to cut you short if you overrun on time or try to speak out of turn – this is just to ensure the meeting stays on track.
7. Where required, the Town Council will try to provide a response to your statement but if it is unable to do so at the meeting, may respond in writing following the meeting.
8. Members of the public should not speak at other points of the meeting.
9. A summarised version of your statement, but no personal details, will be recorded in the minutes of the meeting.

Public Comments

Members of the public looking to submit comments on any item of business on the agenda can do so in writing ahead of the meeting and this will be circulated to all committee members. Comments can be submitted by email to planning@seafordtowncouncil.gov.uk or by post to the Town Council offices.

Covid-safety Measures:

While Covid restrictions are no longer mandated, in most situations, the Town Council wishes to stay vigilant and mindful of the health and safety of its meeting participants by continuing to observe the following:

1. Do not attend the meeting if you are displaying any Covid-19 symptoms; a high temperature, a new continuous cough or a loss or change to your sense of smell or taste (source [NHS website](#)); or if there is any reason to believe you have been in contact with someone with Covid-19.
2. You are encouraged to wear a mask at the meeting, in particular when moving around the venue.
3. The Town Council would encourage anyone attending the meeting in person to have carried out a rapid lateral flow coronavirus test before attending. These are tests taken at home, giving you an instant result, and ordered for free from the [Gov.uk website](#) or by calling 119 (open 7am to 11pm, calls are free).
4. If you test positive, do not attend the meeting; you will need to self-isolate immediately and follow the advice on the [NHS website](#).
5. Touch as few shared surfaces as possible when at the meeting and bring your own supplies (reusable water bottles, pens, tissues, copies of agendas etc).



Seaford Town Council

Report No:	157/21
Agenda Item No:	4
Committee:	Planning & Highways
Date:	13th January 2022
Title:	Planning Application LW/21/0967 – 83-89 Sutton Road
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To update the Committee on the latest position with regards to the proposed development and explain the reason for the duplicate application

Recommendations

The Committee is recommended:

1. To note the report.

1. Information

- 1.1** This application was registered by Lewes District Council on 15th December 2021 and published in the weekly lists on Friday 31st December 2021. It is a duplicate of the previous application for development of the same site registered under LW/21/0660.
- 1.2** The Town Council has not received any formal notification of the duplicate application and has not been specifically invited to comment.
- 1.3** The reason for the submission of the duplicate application is that the applicants, Churchill Retirement Living, have lodged an appeal with the Planning Inspectorate due to the failure of Lewes District Council to determine the application within the statutory 13-week period. In these circumstances the applicants are entitled to treat the application as 'refused' and to accelerate the decision-making process by starting the appeal.



- 1.4 When an application is appealed in these circumstances it is 'frozen' by the appeal process and no further negotiations can take place on it.
- 1.5 The submission of the duplicate application is therefore merely a device to enable negotiations between the District Council and the applicants to continue, and for amendments to the application to be made if necessary.
- 1.6 An important part of the ongoing negotiations relates to the issue of Affordable Housing. The applicants have submitted that it would not be viable to provide any affordable housing units on the site or to make any financial contribution towards its provision in the town/district.
- 1.7 The lack of any provision was an important part of the Town Council's lengthy objection to the first application following the meeting at Seaford Head School on 21st October 2021.
- 1.8 The District Council are now seeking an expert appraisal of the applicants' viability statement and supporting calculations to test the viability issue.
- 1.9 This report is purely to update members on the latest position with regard to the proposed development and explain the reason for the duplicate application.
- 1.10 There is no need for the Town Council to submit any further objections; the objections agreed at the October meeting still stand.

2. Financial Appraisal

- 2.1 There are no direct financial implications as a result of this report.

3. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer	
Town Clerk	



Seaford Town Council

Report No:	156/21
Agenda Item No:	6
Committee:	Planning & Highways
Date:	13th January 2022
Title:	Update Report
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee

Recommendations
The Committee is recommended:
1.To note the report and the decisions.

1. Information



- 1.1 The attached schedule lists the decisions taken by Lewes District Council since the last Committee meeting on applications previously considered by this Committee.
- 1.2 At the meeting there will also be an update on the decisions taken by Lewes District Council's Planning Applications Committee at the 12th January meeting on two Seaford applications; LW/21/0705 – 3 Homefield Road and LW/21/0615 – 23 Fairways Road.
- 1.3 Any wishing to watch the webcast of the above District Council meeting can do so on its website at <https://democracy.lewes-eastbourne.gov.uk/ieListDocuments.aspx?CId=428&MId=3465&Ver=4>
- 1.4 The Committee is recommended to note the report and the decisions set out in the Schedule.

2. Financial Appraisal

- 2.1 There are no direct financial implications as a result of this report.

3. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer	
Town Clerk	

Report 156-21 Appendix A

SCHEDULE OF DECISIONS TAKEN BY LEWES DISTRICT COUNCIL SINCE THE COMMITTEE'S LAST MEETING ON 23rd DECEMBER

Approvals – No objections from STC

LW/21/0704 – 33 Grove Road – Demolition of existing store and erection of single-storey rear extension.

LW/21/0613 – 19 Albany Road – Demolition of existing chalet bungalow and erection of two detached 4 bed houses.

LW/21/0600 – Morrisons Supermarket Dane Road - Proposed external walls projection along canopy line of existing supermarket and demolition of existing flush wall.

LW/21/0766 – 18 Buckland Road - Creation of family garden room in rear garden.

LW/21/0845 – Meadows Chyngton Lane North - Removal of existing conservatory & construction of single storey side and rear extension.

Refusals – No objection from STC

LW/21/0774 – 83 Stafford Road – Retention of balcony with privacy screen above rear extension. Grounds of Refusal – Overlooking, overbearing and loss of privacy.

Tree Works Applications approved

TW/21/0073 – 6 St Marys Close – Fell diseased Wych Elm – Supported in principle by STC but option to remove branches rather than fell not adopted.

TW/21/0068 – 9 Wilkinson Way – Reduce crown of Holm Oak – Objection from STC re pruning periods.

TW/21/0075 – St Andrews Church – Various works to six trees – Supported by STC.