



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Wednesday, 16th June 2021.

Held at Seaford Baptist Church Auditorium, Belgrave Road, Seaford at 7.00pm.

Present:

Councillors L Wallraven (Chair) and L Boorman (Vice-Chair)

Councillors D Argent, J Edson, M Everden, R Honeyman, J Lord, J Meek and B Payne.

Geoff Johnson, Planning Officer (meeting clerk)

Adam Chugg, Town Clerk

Georgia Raeburn, Executive Support Officer (in attendance remotely as technical host)

There were 12 members of the public physically in attendance and one in attendance via Zoom, in addition to live stream watchers.

P08/06/21 Apologies for Absence

There were no apologies for absence.

P09/06/21 Disclosure of Interests

Councillor J Lord declared a non-pecuniary interest in application LW/21/0269 due to knowing the applicant.

P10/06/21 Public Participation

There was no public participation.

P11/06/21 Planning Applications

LW/21/0278 - 3 Homefield Road

Lower ground floor, ground floor and first floor extension and demolition of existing garage and boundary wall and construction of new garage and boundary wall.

Speaker	Statement
Resident A	<i>Expressed concern at the proposals. Felt the proposals would be overpowering, out of scale, disrupt the street scene, negatively affect the established spacing between homes in neighbourhood, unneighbourly. Set out how they believe the proposals conflict with the planning policies within the Seaford</i>

	<i>Neighbourhood Plan Design Guidelines and Lewes District Local Plan, in particular regarding extensions being subservient and being overbearing or creating an unacceptable sense of enclosure. Referred the Committee to the contents of their objection letter submitted and feels this highlights the accuracy the application being called in to question. Hoped the Committee would agree and refuse application.</i>
<i>Resident B</i>	<i>As a next door neighbour, explained that they have set out their main concerns in a letter ahead of this meeting. Felt there is a fundamental lack of local understanding and sensitivity; to the applicants property itself, the area it sits in and the neighbours and properties. Concerned at the lack of communication with neighbours by the applicant, the proposals dominating the western skyline of her property, the extension being overbearing, the impact being intolerable to them as immediate neighbours and features such as the number of windows will add to feeling particularly overlooked as obscured glass doesn't guarantee privacy. Understands owners have right to extend property but feels this set of proposals has too many negative impacts on the applicants property, the quality of their lives and the character of area.</i>
<i>Resident C – written submission summarised by Town Council Officer</i>	<i>The objection letter is around 10 pages and covers a number of concerns already mentioned by other residents. Explained that there were two further concerns including the demolition of the flint wall on the East Blatchington boundary and parking problems in the area, particularly with school traffic, being exacerbated by the removal of the parking from the front of the property.</i>
<i>Resident D – via Zoom</i>	<i>As the applicant, explained that they would not be attempting to counter-argue the objections raised and instead would rather focus on having a healthy relationship with neighbours in the future and entitling them to their opinions. Kindly urged the Committee to be mindful of the different aspects of the application, including professional reports that go beyond what</i>

	<p><i>is required. Talked the Committee through a letter sent to neighbours following the withdrawal of the original application in March 2021 and the steps taken since then, including strengthening the supporting documents, which were sent to all neighbours. Stated how blessed they feel to raise a family in this area but the need to extend the property to meet the needs of their family, given the changing demands since the property was built in 1903. Agreed that it is important to be respectful with plans to the design and heritage of the property. Talked through the process and considerations when creating the plans and the impact of neighbours. Finished expressing a sense of respect for neighbours and hoping to be a part of the community despite any differences over the proposals. Welcomed neighbours contacting them with any questions.</i></p>
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Members discussed the inclusion of turrets and the placement with the building line, the size of the extension and the imposing nature of this on the neighbours garden, concern regarding well-established trees and potential damage, the impact on light for the neighbouring, the impact on visual street line by closing the gap between properties, the need to consider planning policies carefully and start from these to formulate a response, including the Seaford Neighbourhood Plan Design Guidelines and Lewes District Council Local Plan.

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

The proposed extension, taking into account the size, scale and design would dominate the street scene in this part of Homefield Road. Although it is acknowledged that the area has no special designation it is adjacent to the East Blatchington Conservation Area and derives a clear architectural rhythm from houses built of traditional materials set back from the road in large plots. The proposed building would have an unacceptable impact on the street scene and, contrary to the Seaford Design Guidelines, it would dominate the existing property rather than being subservient to it.

The proposals would also be detrimental to neighbouring properties. In particular, the additional windows in the proposed side extension taking the property closer to the boundary of no.5 and overlooking the rear garden of that property would have an adverse impact on the residential amenities of the occupiers.

The proposals are therefore contrary to Local Plan policy DM28 (ii) and (iv) and to paras SW01 and GB03 of the Design Guidelines incorporated in the Seaford Neighbourhood Plan as well as detrimental to the character of the adjoining Conservation Area.

(7.38pm – six members of public exited the meeting)

LDC Planning Applications received in week commencing Monday 17th May 2021

LW/21/0235 - 70 Saltwood Road

Creation of a rear two storey and side single storey extension.

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

LW/21/0269 - Dane Lea, Dane Road

Change of use of dwelling house to a nine-bedroom HMO.

Members discussed concerns raised by online objectors including parking, bike storage available, the location and amount of refuse storage, the intensity of use with this number of bedsits, the quality and living space for potential residents and Lewes District Council's Local Plan policy DM8.

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

The Committee acknowledges the need for this type of accommodation and that the Town Centre location is a fully sustainable and appropriate location. However the proposed use for 9 units and up to 16 occupants is too intensive and there would be inadequate parking, refuse storage and private amenity space as well as the likelihood of noise and disturbance problems for residents in the locality. The current proposals would not therefore fulfil the criteria set out for residential sub-divisions in Local Plan policy DM8. The Committee would however be likely to look more favourably on a modified proposal for up to 6 units

LDC Planning Applications received in week commencing Monday 24th May 2021

LW/21/0223 - 3 Harbour View Close, Bishopstone

Side extension, increase dormer width to rear, 2no dormers to front and front rooflights.

Speaker	Statement
<i>Resident A</i>	<i>Explained the site of the applicants house and its neighbouring property. Expressed concerns on the adjoining neighbours behalf regarding the extension going right to the boundary, changing the level of the floor and the impact this has on the twin garages to the properties, which undermines the integrity of the neighbours garage. Felt concerned that there had been no discussions on the party wall agreement implications of</i>

	<i>this, that is hard to envisage how the proposals can be built without adversely affecting neighbours property that the extension proposal will come to the building line, where the garage sits back from the line, that there are precedents being broken, with no side extensions currently on the estate and the choice of windows to the extension and as such, the impact of this on the view to the front elevation.</i>
<i>Resident B</i>	<i>Expressed concern regarding privacy issues of theirs and their neighbours property, which back on to the applicants property.</i>
<i>Resident C</i>	<i>Echoed concerns regarding privacy and not being in keeping with the area.</i>

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

That the addition of the front dormers and side extension would be out of keeping with the style and character of the locality and would not respect the design features of the surrounding properties. The side extension would also have a detrimental impact on the amenities of the properties situated to the rear at 33 and 35 Hurdis Road. The application would therefore be contrary to Local Plan policy DM28 (ii) and (iv) as well as paras SW01, GB03 and GB04 of the Design Guidelines incorporated in the Seaford Neighbourhood Plan
(7.50pm – Cllr R Honeyman exited the meeting during the consideration of this item)

(8.00pm – 6 members of public exited the meeting)

LDC Planning Applications received in week commencing Monday 31st May 2021

LW/21/0309 – 23 Hawth Hill

Proposal: demolition of the existing garage and replacement with a side addition containing a room in the roof.

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

That the proposed side addition would be over dominant rather than subservient to the main property and out of style and character with the other properties in the area. It would therefore contravene Local Plan policy DM28 and para GB03 of the Design Guidelines incorporated in the Seaford Neighbourhood Plan

LW/21/0251 - Seaford Football Club, Bramber Road

Infill existing entrance door and replace with new wider entrance doors with ramp to improve accessibility. Installation of kitchen extractor with ventilation duct (size to be confirmed subject to specialist design). Covid-19 compliant outside seating

It was **NOTED** that the Town Council is the owner of the property and furthermore, it was **RESOLVED** to **SUPPORT** the application.

LW/21/0242 - Seaford Head School, Arundel Road

Replacement of 2no. existing modular buildings with a single storey modular building.

Amended re-submission of application LW/18/0832

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

LW/21/0293 - 13 Deal Avenue

Single storey side extension with roof extension and enlargement of existing rear dormer

Consideration of this application was deferred to the next meeting due to the lack of supporting information on the Lewes District Council Planning Portal.

LW/21/0230 – 83 Stafford Road

Retrospective application for the erection of a balcony on top of previously approved single storey rear extension

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

Tree Works Application

TW/21/0031/TPO – 5 Barn Close

Ash (T16) - No longer present. Ash (T17) - Pollarding due to excessive shading while in leaf caused by lack of maintenance over an extended duration. Ash (T18) - Pollarding due to excessive shading while in leaf caused by lack of maintenance for Mr C Smith.

Members had concerns regarding the percentage uplift, work taking place outside of bird nesting season, the absence of the ash T16 and the possibility of training for the Committee on tree applications.

It was **RESOLVED** to **SUPPORT** the application subject to the percentage uplift being acceptable and to the work being carried out outside the nesting season.

The meeting closed at 8.15pm.

Councillor L Wallraven

Chair of Planning & Highways