



## Seaford Town Council

**MINUTES** of a meeting of the **Planning & Highways Committee** held at Seaford Baptist Church Auditorium, Belgrave Road, Seaford on **Tuesday 25<sup>th</sup> May 2021** at **7.00pm**.

### **Present:**

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

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

Geoff Johnson, Planning Officer (meeting clerk)

Adam Chugg, Town Clerk

Georgia Raeburn, Executive Support Officer

There was four member of the public physically in attendance, in addition to live stream watchers.

### **P01/05/21 Apologies for Absence**

Apologies for absence were received from Councillor R Honeyman.

### **P02/05/21 Disclosure of Interests**

Councillor J Edson declared a non-pecuniary interest in LW/21/0349, having had a personal friendship with the applicants.

Councillor J Lord declared a non-pecuniary interest in LW/21/0275 due to being an acquaintance of the applicant and also LW/21/0187 due to correspondence with residents at 125 North Way as constituents.

Councillor L Wallraven declared a non-pecuniary interest in Eadric House due to being the Town Council's representative and trustee of Bishopstone United Charities.

### **P03/05/21 Public Participation**

There was no non-planning application specific public participation.

### **P04/05/21 Public Participation**

a) South Downs National Park Applications

#### **SDNP/21/02342/FUL – Exceat Bridge, Eastbourne Road, Exceat**

Application by East Sussex County Council for realignment and replacement of an existing single lane bridge at the A259 over the river Cuckmere, with a new two-way, two lane bridge with a footpath, including reprofiling of the river and road embankments. Proposed

provision of traffic calming measures between the Seven Sisters Country Park and Seaford. Alterations to access and provision of shared surface to east of Cuckmere Inn. Provision of a habitat creation area to restore agricultural land back into wetland on the east bank of Cuckmere Valley. The application is supported by an Environmental Statement.

Resident A	<p><i>Expressed concern at the lack of controlled pedestrian crossing. The area is very popular with both residents and visitors, including a large number of bicycles and buggies, who need to cross the road. Expressed disappointment at pedestrian safety coming secondary to cosmetics. Feels that there are ways in which to look to reduce the impact a crossing would have. Feels this is further impacted by the proposed speed limit of 30mph, preferring to see a 20mph speed limit given that this is unenforced.</i></p> <p><i>Explained that Cycle Seahaven had approached its 400 members for feedback on the application as this section of road is part of a national cycle route. Concerned that there is a shared path over the bridge and no cycle infrastructure either side of bridge, which could be dangerous and inappropriate as well as potentially antagonising drivers.</i></p> <p><i>Concerned about the traffic from Seaford and that this must be able to flow unimpeded to prevent a back flow of traffic up towards Sutton Corner, which is busy with school students. Also concerned that sat nav will reroute any heavy traffic through smaller roads.</i></p> <p><i>A bridge with lights would allow control of traffic at peak times and ensures that the two-way traffic flow is controlled.</i></p>
Town Council Response	Thanked for the contribution.

The Committee discussed the provision of a pedestrian crossing, the National Park encouraging visitors to its sites, Government policy to support sustainable transport and the lack of cycling infrastructure, the suggestion of a shuttle bus service from Seaford train station to Seven Sisters Country Park to tackle traffic issues and the limit of parking available on site and the possibility of a weight restriction on the bridge.

It was **RESOLVED** to **SUPPORT** the application, subject to:

- Consideration of the provision of a controlled pedestrian crossing
- Further consideration to separation of cyclists and pedestrians
- Weight restrictions on the bridge so as to prevent use by HGVs and ensure that HGVs use the designated route to and from Newhaven Port via the A26 and A27.
- Longer term considerations to be given to a shuttle bus service from Seaford Station to promote the use of rail transport for visitors, relieve the number of cars travelling to and from the Country Park from Seaford and relieve congestion in Seaford town.
- Welcoming not having bus laybys in order to provide a form of traffic calming and to ensure the free flow of buses
- Consideration of a 20mph speed limit rather than 30mph, on account of number of pedestrians and cyclists attracted to area in interests of highway safety

**SDNP/20/05259/LIS - Eadric House, Gratton Lane, Bishopstone Village**

Listed Building Consent application for repairs to existing 4no chimney stacks. The work will include some replacement of the Caan stone with exactly the same stone and repointing with suitable lime mortar.

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

b) LDC Planning Applications received in week commencing Monday 3rd May 2021

**LW/21/0275 – 35 Carlton Road**

Part single and part double-storey side extension.

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

- The proposed extension was an over development , too large for the site and out of scale and character with the surrounding properties .

c) LDC Planning Applications received in week commencing Monday 10th May 2021

**LW/21/0261 – 3 Hawth Close**

Removal of front porch, creation of two storey side and rear extension with gable end, render to each elevation of property.

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

**LW/21/0187 – 127 North Way**

Retrospective variation of condition 1 (plans) of application LW/19/0607 for the following changes: additional window to north elevation, replacement of windows/doors on east elevation of host dwelling with sliding patio doors, change of doors on east elevation of

extension to 1no. sliding door and raise extension height by 200mm, addition of overhang to dormer roof.

Resident A	<i>Concerned with retrospective planning application of next-door neighbour at 127 North Way. Talked the Committee through the individual points of the current application and the concerns with each. Including; the increased size of the revised balcony and now extending to the party wall; no mention of the Town Council's condition of obscure glass and minimum height of the balcony to protect the neighbours privacy; the statement of no objections to original plans at a time when both neighbouring properties were unoccupied; no inclusion in the officers report of a rain shelter, which is overbearing and causes loss of light for the neighbours; the overextension on an already generous sized plot; the design being out of character in a road of bungalows and not in keeping with neighbourhood, and; overall causing a loss of natural light and overshadowing the neighbouring property and removing privacy and enjoyment of the garden and home. Expressed their strong objections to LW/21/0187.</i>
Town Council Response	Thanked for the contribution.

The Committee discussed the original plans and how this varies to what is now in place, new letters of support for the application that appeared on the planning portal from the neighbours opposite, welcoming the changes proposed to the doors and windows, the amended application description now including the balcony and the impact of the plans in addition to the existing large garden structure.

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

The development as it stands, in particular the extended balcony and 'rain shelter', is overbearing and constitutes an over development of a restricted site which is out of character with the properties in the locality. The scheme is particularly detrimental to the occupants of 125 North Way due to overlooking and loss of privacy and general amenity. The plans approved under LW/19/0607 set the limit on what the site could accommodate by way of extensions and alterations without having a seriously adverse impact of the amenities of no. 125.

#### **LW/21/0190 – Pear Tree House 77 Firle Road**

Two storey front extension, installation of rooflights to front plane of roof, Increase of ridge height, first floor extension above existing garage on north east elevation. Installation of 3 No. Dormers to rear including balcony for.

The Committee discussed the size and design of the porch design and the choice of black aluminium for the windows.

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

#### **LW/21/0349 – 14 Sandgate Close**

Single storey rear and side extension.

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

#### **LW/21/0199 – 13 Mason Road**

Replacement of single storey conservatory with single storey orangery.

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

#### **LW/21/0218 – 31 Clementine Avenue**

Creation of a single storey rear extension and internal alterations.

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

#### **d) Tree Applications**

#### **TW/21/0024 – 10 Chalvington Close**

T1 - Ash - fell - infected with Ash dieback. T2 - Sycamore - fell - poor specimen. T3 - Sycamore - fell - poor specimen. T4 - Ash - fell - infected with Ash dieback. T5 - Sycamore - fell - tall and drawn. T6 - Holm Oak - remove deadwood and lightly shape crown by up to 2.5 metres - to maintain shape. T7 - Elm - crown lift to 4 metres, remove deadwood and crown thin by up to 15% - to allow access under tree and allow wind through crown. T8 - Sycamore - crown lift to 4 metres, remove deadwood and crown thin by up to 15% - to allow access under tree and allow wind through crown. T9 - Sycamore - crown lift to 4 metres, remove deadwood and crown thin by up to 15% - to allow access under tree and allow wind through crown.

It was **RESOLVED** to **SUPPORT** the application subject to a suggestion to replant four trees suitable to that area to replace those are being felled, using the whips of the original trees where possible due to a chance of having resistance to ash dieback.

## **P05/05/21 Talland Parade – Update Report**

The Committee considered report 175/20 deferred from previous meetings providing the Committee with an update on the abandoned construction site at Talland Parade.

The Planning Officer provided a verbal overview of the report and the need for the Town Council to be represented on the group of local authority officers that are dealing with this planning case, rather than just being updated. Confirmed that Town Council officers are confident that the District Council is taking this seriously and taking the necessary steps with this challenging and unique case.

**P05.1** It was **RESOLVED** to **NOTE** the report and **ADOPT** its contents as the Town Council's position statement.

**P05.2** It was **RESOLVED** to **AGREE** to request a meeting with Lewes District Council to discuss a possible joint approach to securing a permanent solution to the problem.

## **P06/05/21 Crouch Lane – Request for Provision of One-Way System**

The Committee considered report 20/21 presenting details of a request to have Crouch Lane road made into a one-way system.

The Committee acknowledged the problems of disabled residents in the area, the criteria of East Sussex Highways in order to prioritise works such as these, new road surfaces having been laid, the benefits of a one-way system from a traffic calming point of view and ease of encouraging cycle routes, the possibility of traffic calming measures or slower speed limits, complications of a one way system on entry/exit points from the car park and how this works alongside the one-way road Saxon Lane, and the lack of disabled access provisions throughout the town on footpaths, highways and parking.

It was **RESOLVED** :-

a) **NOT** to **SUPPORT** the proposal of a one-way system in Crouch Lane on the grounds that this would conflict with the existing road system and existing one-way system in the area and cause additional traffic complications and;

b) To request East Sussex County Council to consider general highway safety in the area including the condition of the road surface, traffic congestion in and around the area due to existing one-way systems and the potential for the car park to be used as a through road, and the safety of disabled residents.

**P07/05/21 Proposed Street Closure – Kedale Road Street Party –  
Saturday 11<sup>th</sup> September 2021**

The Committee considered report 21/21 of the Planning Officer on this road closure application.

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

The meeting closed at 8.21pm.

Councillor Linda Wallraven  
Chair of Planning & Highways

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