



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday, 28th April 2022.

Held at **The View at Seaford Head, Southdown Road, Seaford** at 7.00pm.

Present:

Councillors L Wallraven (Chair)

Councillor L Boorman (Vice Chair), Councillors D Argent, J Edson, R Honeyman, J Lord and B Payne.

Adam Chugg, Town Clerk

Geoff Johnson, Planning Officer

There were 11 members of the public in attendance.

Councillor Sam Adeniji observed from the public gallery.

P115/04/21 Apologies for Absence

Apologies for absence were received from Councillor M Everden.

P116/04/21 Disclosure of Interests

Councillor J Lord declared a personal non-prejudicial interest in LW/22/0256 (4/5 Avondale Road) as he knew the applicant. He would not speak or vote on that application.

The Chair, Councillor L Wallraven, declared a personal non-prejudicial interest in LW/22/0229 (82 Hurdis Road) as she was a friend of the owner of the house opposite the property. She would not speak or vote on that application.

P117/04/21 Public Participation

Speaker	Statement
<i>Resident A</i>	<i>Referred to the public consultation underway on the proposed McCarthy and Stone assisted living scheme in Crouch Lane Queried the need for the provision of more of these units and asked whether the Council had any current information on the number of vacant units.</i>
Town Council Response	The Town Council did not hold that information but it was possible that the District Council could supply it.

Councillor Sam Adeniji	<i>Referred to the recent action taken by East Sussex County Council regarding the scaffolding at Talland Parade and to contact him if any update was required.</i>
Town Council Response	Thanked Councillor Adeniji for his contribution.

P118/04/21 Planning Applications

LDC Planning Application deferred from previous meeting

[LW/21/0749](#) – **6 Cinque Ports Way** - Single storey side extension.

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

That the extension was in line with the frontage of the host property and not set back in accordance with the Seaford Design Guidelines and that the flat roof was also contrary to the guidelines and would have an adverse impact on the character of the area.

LDC Planning Applications received in week commencing Monday 28th March 2022

[LW/22/0207](#) - **1 Chyngton Gardens** - Erection of one detached dwelling on land to the north of 1 Chyngton Gardens.

As this was a renewal of an earlier consent it was **RESOLVED** simply to **NOTE** the application.

[LW/22/0204](#) - **62 Stafford Road** - Demolition of existing conservatory and replacement single storey side extension with pitched roof, replacement side porch extension with pitched roof and first floor side dormer with pitched roof, rooflight and additional 2no. rooflights to existing rear elevation.

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

[LW/22/0208](#) - **43 Kingsmead** - First floor front extension with pitched roof and 2no. front windows.

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

LDC Planning Applications received in week commencing Monday 4th April 2022

[LW/22/0017](#) - **Morrisons Supermarket, Dane Road** - Advertisement Consent Application for Installation of 2no vinyls on wall and 1no illuminated projecting signage to WMS Pharmacy.

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

[LW/22/0234](#) - **105 North Way** - Replacement roof to existing single story rear extension.

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

[LW/22/0210](#) – **Camberley, 43 Firle Road** - Removal of existing front wooden fence and gates and replacement red brick and flint block front garden wall with 2no. adjoining metal framed electronic access gates.

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

LW/22/0229 - 82 Hurdis Road, Bishopstone - Construction of first floor extension with pitched roof over, 2no. windows to North-West elevation and 1no. window to South-West elevation (Resubmission of LW/21/0093).

It was **RESOLVED** to **OBJECT** to the application:-

The members were aware of the expanded Permitted Development Class AA rules relating to additional storeys on dwellings and the appeal decision on LW/21/0093. If they had been able to take all factors into account the grounds of objection would have included the adverse impact of the proposed extended dwelling on the established character of the area. However it was still considered that the additional storey would be overbearing and detrimental to the general outlook and amenities of the neighbouring property at the lower level, no. 80, and that the adverse impact on that property would contravene Local Plan Policies DM 25 and 28 and therefore justified refusal

LDC Planning Applications received in week commencing Monday 11th April 2022

LW/22/0256 - Avondale Hotel 4 - 5 Avondale Road - Single storey rear extension to an existing HMO to provide 2no 1-bedroom flats.

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

LDC Planning Applications received in week commencing Monday 18th April 2022

LW/22/0260 - 17 Richington Way - Single storey rear glass extension.

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

LW/22/0241 - The Seven Sisters, Alfriston Road - Co-Op convenience store on the ground floor with 4x maisonettes (3x 2beds, 1x 3bed) above together with 4x 3 bed semi-detached dwellings to be located in the grounds around the retained building and associated car parking, ground floor of the existing building is to be extended to the rear to accommodate the back of house facilities required by the Co-Op, 10x parking spaces are proposed to the store (including a wheel chair accessible space) and a dedicated 8x parking spaces for each dwelling, along with 4x guest spaces, making a total of 22 car parking spaces.

Speaker	Statement
Resident A	<i>Referred to the proximity of an established convenience store and the possible effect on the viability of that store from the proposed Co-op. Also that it was significant that the District Council had previously decided against developing a new Co-op store at the nearby Downs Leisure Centre.</i>

Town Council Response	The Planning Officer confirmed firstly that competition with an existing store was not a material planning consideration and could not be taken into account and secondly that the decision regarding the Downs Leisure Centre had been taken by the District Council as landowner and there were no planning implications associated with that decision.
<i>Resident B</i>	<i>Lived in a house to the rear of the site and was concerned at the possible noise nuisance from the refrigeration plant which would be installed at the rear of the store and also the need for an effective tree and fence boundary between the site and the existing houses.</i>
Town Council Response	Thanked the resident for their contribution.

It was **RESOLVED** to **FORWARD** the following comments to the District Council:-

It was acknowledged that this site was allocated for the provision of nine dwellings in the Seaford Neighbourhood Plan so there could be no objection in principle to the proposed residential development.

Also there was no objection in principle to the provision of the retail store which would also provide valuable local employment

There were however some concerns about certain details of the scheme as follows:-

1. There was no Transport Statement submitted with the application despite a specific request from the Officer in her pre application advice. It is assumed that the Highways Authority will be providing its assessment of the proposals in due course. When the traffic assessment was made for the purposes of the Neighbourhood Plan there were no concerns as it was then envisaged as a purely residential scheme which would generate less traffic than the Public House. A mixed retail/residential scheme was not considered at that time. Careful consideration should therefore be given to any concerns/requirements of the Highway Authority arising from the proposed mixed use.

2. Members considered problems could arise from the regular delivery lorries having to reverse in or out of the parking area and from the impact of additional traffic entering and leaving the store on the traffic flows on the busy Alfriston Road. Mitigation measures may therefore be required within the parking area.

3. The pre application advice had also referred to the need to give careful consideration to the extra ducting/plant for the retail use. Although the supporting statement refers to the distances to houses to the rear of the proposed store and the additional provision of a

fence, expert input should be required to ensure no adverse environmental impact on the houses in question. For the same reason consideration should be given to providing a more substantial tree belt between the store and the properties at the rear.

4. There is no reason why the store's opening hours should be influenced by the opening hours of the former Public House. Other local retail stores in similar locations close at 2200 and this is considered to be appropriate given the nature of the area.

LW/22/0176 – **The Salts Recreation Ground** – Proposed changing rooms for Seaford Cricket Club.

This was an application on Town Council land which had been authorised by the Community Services Committee. It had therefore been reported for information only. It was **RESOLVED** to **NOTE** the application.

LW/22/0165 – **27 Heathfield Road** - Single storey front extension.

Speaker	Statement
<i>Resident A</i>	<i>Spoke in support of the application as a neighbour. Did not consider that the extension would have any adverse impact on the property of the character of the area.</i>
Town Council Response	Thanked the resident for their contribution.

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

Tree Works Applications

TW/22/0013/TPO – **8 Chapel Close** - T1 - Removal of multi stemmed sycamores.

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

(At 8.30pm a brief comfort break was taken. Councillor J Lord left the meeting at this point. The meeting reconvened at 8.40pm.)

It was **RESOLVED** to **SUSPEND** Standing Orders to allow interested residents to contribute to the debate on the following item:-

P119/04/21 3 Homefield Road

The Committee considered report 210/21 of the Planning Officer on the Enforcement Issues at the 3 Homefield Road site.

Speaker	Statement
<i>Resident C</i>	<i>As a neighbouring resident, stated that the District Council's update in the report was inaccurate. The excavation works had gone beyond mere underpinning and were causing potential harm to boundary trees and the stability of the boundary between the site and no.5. The main problem was</i>

	<i>that no Community Liaison Officer had been appointed to deal with the concerns of residents as required under the Construction and Environmental Management Plan (CEMP). Also there had been no response to repeated requests for an Emergency TPO to be placed on the trees under threat.</i>
<i>Resident D</i>	<i>Taking enforcement action should be the last resort in these situations but it was already necessary. The need for a Community Liaison Officer was clear. There had already been serious problems with construction lorries blocking Homefield Road which would have prevented access for emergency vehicles.</i>
<i>Resident E</i>	<i>Repeated concerns about the road blockages and lack of a Community Liaison Officer. There had been no one to call.</i>
<i>Resident A</i>	<i>Stated that the District Council had not responded to any of the residents' complaints and wondered whether the Town Council could be more effective in eliciting a response.</i>
Town Council Response	Thanked the residents for their contribution.

It was **RESOLVED** to **REINSTATE** Standing Orders.

Following members' discussions it was **RESOLVED** to:-

1. Request Lewes District Council to take urgent action to protect tree on the construction site including emergency tree protection orders (TPOs) if necessary, and
2. Make a further urgent request for proper effective enforcement of the CEMP through the appointment of a Community Liaison Officer.

(Cllr B Payne left the meeting at 9.10pm following the consideration of this item)

It was **RESOLVED** to **SUSPEND** Standing Orders to allow interested residents to contribute to the debate on the following item:-

P/120/04/21 Update on Meeting with Lewes District Council Planning Officers

The Committee considered report 209/21 of the Planning Officer on the outcome of the meeting with Lewes District Council Officers on 30th March 2022.

Speaker	Statement
<i>Resident C</i>	<i>Complained that the 3 Homefield Road applications should never have been validated by Lewes DC due to the lack of a proper tree survey. There was a statutory duty to protect trees on construction sites. Members did not have sufficient information when they determined the application on 12th January. The assurance that no trees would be adversely affected was flawed.</i>
<i>Resident E</i>	<i>Wondered why the validation of the applications was allowed to happen.</i>
<i>Resident F</i>	<i>Stated that the application and consent had been steam-rolled through the process. The crucial application should have been deferred. The District Council had ridden roughshod over the concerns of residents</i>
<i>Resident D</i>	<i>Claimed that all residents' comments had been ignored.</i>
Town Council Response	Thanked the residents for their contribution.

It was **RESOLVED** to **REINSTATE** Standing Orders.

It was **RESOLVED** to **NOTE** the responses from the Lewes District Council Officers to the issues discussed at the meeting on 30th March 2022 and the changes to working practices that the District Council has confirmed.

P121/04/21 Proposed Road Closures for Jubilee Street Parties

The Committee considered report 203/21 presenting details of proposed road closures for the Committee to comment on.

It was **RESOLVED** to raise **NO OBJECTION** to the proposed road closures

P122/04/21 Update Report

The Committee considered report 212/21 of the Planning Officer and the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee.

It was **RESOLVED** to **NOTE** the report and the decisions notified within.

The meeting closed at 9.42pm.

Councillor L Wallraven

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Chair of Planning & Highways Committee