



Seaford Town Council

Planning and Highways Committee

Minutes of the meeting of the **Planning and Highways Committee** held via Zoom on **Thursday 17th September 2020** commencing at 7.00pm.

Present:

Councillors L Wallraven (Chair), D Argent, J Edson, R Honeyman (Vice-Chair) and M Everden.
Geoff Johnson, Planning Officer
Georgia Raeburn, Executive Support Officer (technical host)
No members of the public were present

P14/09/20 Apologies for Absence and Substitute Members

There were no apologies for absence.

Cllr L Boorman submitted her apologies for anticipated lateness due to District Council commitments.

P15/09/20 Disclosure of Interests

There were no disclosures of interest.

P16/09/20 Public Participation

There was no public participation.

P17/09/20 Planning Applications

Applications received week commencing 16th August 2020

LW/20/0145 - 14 Bramber Road – Part retrospective application to retain safety rails to flat roof and reconfigure roof construction to create gable ends in lieu of hips.

It was **RESOLVED** to **SUPPORT** this application

LW/20/0472 - 3 Cliff Tops Cliff Road – Demolition of existing front conservatory and erection of single storey extension.

It was **RESOLVED** to **SUPPORT** the application. The proposed extension was substantial but it would improve the appearance of the property and would be shielded by the existing garage

LW/20/0456- 36 Steyne Road – Erection of side extension and remodelling of existing conservatory.

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

LW/20/0478 - 18 College Road – Conversion of existing care home to semi-detached 3 bedroom houses and detached house to 3 flats (1 x 1 bed, 1 x 2 bed and 1 x 3 bed) for Mr and Mrs Lord.

It was **RESOLVED** to **SUPPORT** the application. The District Council should also be informed that the applicant was a member of the Town Council and this Committee but took no part in the response to the application

Planning Applications received in week commencing 23rd August 2020

LW/20/0479 - 17 Rookery Way – Erection of single storey extension for Mr Wallis.

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

Planning Applications received in week commencing 30th August 2020

LW/20/0534 – 4 Dymchurch Close – Conversion of loft space with hip to gable side extension, dormer to rear and front rooflights, and alterations to fenestration on ground floor for Mr L Hamon.

It was **RESOLVED** to **NOTE** that this application did not require consideration by the Committee.

LW/20/0535 – 4 Dymchurch Close – Demolition of existing lean-to extension and replacement with a single storey rear extension for Mr L Hamon.

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

LW/20/0533 – 155 Chyngton Cottages Chyngton Lane – Listed Building Consent for installation of gas central heating and external meter for Caroline Rugman.

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

Planning Applications received in week commencing 30th August 2020

LW/20/0440 - 28 Carlton Road – Single storey rear extension and front garden wall alterations for Mr G King.

(7.27pm – Cllr L Boorman joined the meeting during the debate on this application and did not speak or vote on the application)

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

South Downs National Park Application (deferred from the last meeting)

SDNP/20/02124/FUL – Seven Sisters Country Park Exceat – Phase 1 of redevelopment – Additional toilet facilities. Improvements to pedestrian and vehicular access. Minor alterations to Visitor Centre and Dairy Building to provide additional office accommodation. Improvements to the public realm to enhance the farmstead character of Exceat; Foxhole Camping Barn-Extension of facilities block.

1-3 Foxhole Cottages-Erection of extensions and sub-division of cottages to provide one unit of warden accommodation and 3 holiday lets... for Liz Gent on behalf of the SDNPA. *hw*

It was **RESOLVED** as follows:-

1. To support the application in principle in that the scheme proposed will bring several vacant buildings back into beneficial use and enhance the general character and appearance of the group of buildings at the Centre.
2. To inform the NPA of the serious concerns regarding the additional vehicular and pedestrian traffic which the proposals will generate. The situation on this section of the busy A259 is already hazardous. Also overflow parking on the verges of the C120 Litlington Road is already causing major problems during busy periods. Careful thought needs to be given to how proper levels of safety and adequate parking provision in the area can be achieved without prejudicing the character of the Centre and the Country Park.
3. To request the NPA to deal fairly and reasonably with the concerns raised by the current operators of the Saltmarsh Farmhouse Cafe in their submissions on the application
4. To object to the use of black corrugated iron for the shed proposed for no. 1 Foxhole Cottages. This was considered to be unattractive inappropriate and out of keeping with the character of the Cottage. It was however considered to be acceptable for the proposed Camping Barn

Tree Works Applications

TW/20/0066 - 10 Harrow Close- Re 7 trees in TPO no. 14 – Mix of Ash and Sycamore- 10% crown reduction and removal of dead wood for Mrs M Rudge.

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

TW/20/0068 - Newlands School Eastbourne Road – Sycamore T1 and Beech T2 and 3- reduce all overhanging branches by at least 3m to prevent encroachment across garden for Barbara Jedras.

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

P18/09/20 Changes to the Current Planning System – Public Consultation

The Committee considered report 41/20 of the Planning Officer seeking the Committee's response to the public consultation on the changes to the current planning system.

It was **RESOLVED** to submit the following response to the public consultation :-

The Town Council is concerned that the temporary changes to the levels of development which require the provision of affordable housing will inevitably reduce the supply at a time when there is a proven and increasing need for this type of housing, especially in the South-East. Provision had already been reduced below levels required in Local Plans by the ability of developers to override

Local Plan policies and requirements using the viability test set out in the National Planning Policy Framework. A better balance should therefore be made between the need to assist SMEs affected by the recent lockdown and the benefit to towns and communities of maintaining an adequate supply of affordable housing to meet the proven need.

The Council is also concerned at the proposed replacement of the Community Infrastructure Levy with a new system of Infrastructure payments. As Seaford has an approved Neighbourhood Plan it is able to claim 10% of CIL payments from local developments in addition to contributions passed down by the District Council. These payments enable the Town Council to provide and maintain much-needed facilities for residents and visitors. Any new system must ensure that an equivalent level of funding support for Town/Parish Councils is maintained.

P19/09/20 Planning for the Future – White Paper Consultation

The Committee considered report 54/20 of the Planning Officer on the recently published White Paper 'Planning For the Future' which sets out major proposed reforms of the current planning system and procedures.

It was **RESOLVED** to **NOTE** the contents of the report and that a response will be sought from the Committee at its meeting on 8th October 2020.

P20/09/20 Proposed Road Closures – Seaford Christmas Magic

The Committee considered report 55/20 seeking the Committee's response to the road closure application for Seaford Christmas Magic and forward any comments to Lewes District Council.

The Planning Officer informed the Committee that since the application was submitted further discussions had taken place on the venue for the event and a report on a possible change of venue would be considered by the Community Services Committee at the meeting on Monday 21st September.


It was **RESOLVED** to raise no objection to the application

P21/09/20 Update Report

The Committee considered report 56/20 of the Planning Officer on recent decisions made by Lewes District Council on applications previously considered by this Committee.

It was **RESOLVED** to **NOTE** the report

The meeting closed at 8.28pm.

 26/11/2020

Councillor L Wallraven
Chair