



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 21st October 2021.

Held at **Seaford Head School, Steyne Road** at 7.00pm.

Present:

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

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

Adam Chugg Town Clerk

Geoff Johnson, Planning Officer (meeting clerk)

Georgia Raeburn, Executive Support Officer

There were 30 members of the public in attendance.

Councillors Sam Adeniji and Olivia Honeyman were also in attendance

Before the meeting commenced the Chair called for a minute's silence in memory of Sir David Amess, MP for Southend West, who died tragically on Friday 15th October 2021. A minute's silence was observed.

P47/10/21 Apologies for Absence

Apologies for absence were received from Councillors M Everden and J Lord.

P48/10/21 Disclosure of Interests


Councillor L Boorman declared a non-pecuniary interest in LW/21/0660 as a friend of a neighbouring resident/objector. She would not speak or vote on that application

P49/10/21 Public Participation

There was no public participation

P50/10/21 Planning Application LW/21/0660 – 83-89 Sutton Road

Redevelopment of the site to form 37no. retirement apartments including communal facilities, access, car parking and landscaping for Churchill Retirement Living

The Planning Officer reported objections to this application received since the agenda was circulated and referred to issues in his agenda report 112/21 and a supplementary update 

report which was circulated at the meeting. He also reported a statement in support of the application submitted by the applicant's agent

<i>Resident A</i>	<i>Very surprised at the applicant's failure to consult Lewes District Council and Seaford Town Council. Plans are misleading. Views will be fragmented. Building is higher than no.81 and will have a significant impact on properties in Sutton Drove and Mill Drove. Additional congestion on A259. The proposals are contrary to the AECOM Design Guidelines. No mention of carbon footprint and will block the current green corridor of the rear gardens.</i>
Town Council Response	Thanked for their contribution.
<i>Resident B</i>	<i>Neighbouring the development will lose privacy in the rear garden due to level of projection into the current rear gardens. Unacceptable loss of light/ new building will be 2 metres away. Threat to foundations from excavations on boundary. Visibility at access to A259 will be affected. No green energy proposals in scheme. Drainage already a problem during heavy rain. Will have impact on bats. Also she had been approached by the developers regarding a possible sale and that Churchill are currently aiming marketing of their new development at Eastbourne at Seaford residents.</i>
Town Council Response	Thanked for their contribution.
<i>Cllr Sam Adeniji</i>	<i>Previous speakers have already covered many relevant issues. Currently the four houses on the site make up a pleasant residential frontage with gaps. The proposed continuous frontage will have a significant visual impact. With the Newlands site progressing this development will add to congestion on the A259. Health infrastructure needs to improve to absorb developments of this size. Vital that Lewes District Council deals with the viability issue and that there is compliance with the Local Plan Affordable Housing policy.</i>
Town Council Response	Thanked for his contribution.

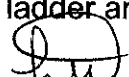
<i>Resident C</i>	<i>As an Architectural Assistant he was concerned that the possible structural impact on no 81. There is insufficient room at the sides of the new building which could be a fire safety problem. Traffic generation and parking at Homeshore House opposite suggests the data on which the parking requirement is based is wrong.</i>
Town Council Response	Thanked for his contribution
<i>Resident D</i>	<i>Manager at Homeshore House. There are many empty units at similar schemes in Seaford which suggests that there is no pressing need for this development. Insufficient parking spaces currently at Homeshore House so parking provision for the proposed development may be short.</i>
Town Council Response	Thanked for their contribution.
<i>Resident E</i>	<i>Estate Agent. Confirmed the high number of similar units on the local market. The high service charges mean that they are only affordable by the 'better-off'.</i>
Town Council Response	Thanked for their contribution
<i>Resident F</i>	<i>Thanked the Planning Officer for the information provided. Her experience as a house owner adjoining Newlands was that schemes like this, involving extensive demolition caused a serious nuisance to local residents.</i>
Town Council Response	Thanked for her contribution.

Members considered the objections raised and report 112/21 of the Planning Officer.

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

1. The failure of the applicants to provide affordable housing units or an appropriate financial contribution is in direct contravention of Core Policy 1 in the Lewes Local Plan Part 1 of 2016. The conclusions of the viability report accompanying the application are unacceptable they are based on the exceptionally high current existing use value of the site. Government advice on viability clearly states that :- **'Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan'**.
2. The proposals will have a significant adverse impact on the amenities of no 81 Sutton Road and the properties in Sutton Drove and Mill Drive to the rear of the site. The scheme, by projecting the building into what are currently the rear gardens of

83-89 and intensifying the use of the remaining open garden area will impact on the amenities and enjoyment of the rear gardens of these neighbouring properties through overlooking, loss of privacy, general noise and disturbance and loss of outlook.

3. The fact that the proposed block takes up the entire width of the site, the proximity of the western boundary of the block to no.81, the three main elements of the block extending to three storeys, the continuous linked frontage and the projection to the rear, when considered together, clearly constitute overdevelopment of the site. The massing, height and scale of the proposed block which replaces four attractive detached houses on generous plots and with gaps in between and the general design is out of character with the area and will be detrimental to the current street scene. This would contravene Para 134 of the NPPF and DM25 of the Local Plan Part 2 as well as the following Design Guidelines incorporated in the Seaford Neighbourhood Plan : GB01 – Building Lines; SE01- Two storey linear buildings with generous front gardens; SE02- Views in Residential Areas; SE03 – Matching Heights and Appearances; and SE04 - Generously proportioned front and rear gardens.
4. The applicant's assumptions relating to the parking provision and traffic generation do not accord with the knowledge and experience of local residents. This is confirmed by the current problems arising from the under provision of parking and number of daily movements generated by Homeshore House opposite the application site. The increase in turning traffic from the additional deliveries, staff, visiting relatives and visits from doctors/nurses is bound to cause additional problems on an already busy stretch of the A259.
5. It is acknowledged that the applicants are having to develop higher priced units in this case in order to recoup the extremely high purchase price of the land and the general costs of development as well as extract their standard 20% profit. There are however currently numerous vacancies for accommodation of this type and quality at other similar schemes in the town including Hortsley, Stratheden and Eversley Courts and those operated by McCarthy and Stone. The evidence shows therefore that there is no pressing need for new accommodation in this category. What is required are units which are more affordable for older persons and couples wishing to downsize from 2 or 3 bed homes in a lower price bracket. This would enable more younger people to get on to the local housing ladder and would therefore be a far greater benefit for the town and its residents. 

6. The town's health services are currently over-subscribed and under great pressure. Any significant increase in the number of elderly patients is bound to exacerbate the situation and place services under an even greater strain.
7. There must be some doubt regarding the alleged level of sustainability and energy efficiency in the scheme. The development is not within convenient walking distance from the Town Centre and local shops and given its location in the town, it does not receive the full and regular no12 bus service. Also there is no provision for solar panels, electric car charging points and other similar facilities in the proposed scheme This is contrary to the Design Guideline GB07 – Energy Efficiency – incorporated into the Seaford Neighbourhood Plan
8. The measures to boost the ecology of the site in the long term are acknowledged but, although policy dictates that the site should be treated as 'brownfield' ,in reality it is mostly 'greenfield', and the damage to the existing ecology on site in the short term at least will therefore be significant.

If the District Council is minded to grant consent the Town Council requests the following provisos:-

1. An appropriate financial contribution to the LPA towards affordable housing should first be secured via a s.106 Agreement.
2. In view of the nature and location of the site a comprehensive Construction Management Plan should be required by condition.
3. That taking into account the severe constraints on new residential development in Seaford, the significant net gain of 33 'windfall' units towards the LPA's Housing Delivery requirement should be taken fully into account when Seaford's future housing allocation is assessed as part of the Local Plan process.

(8.22pm – 17 residents exited the meeting, a short break was held)

(8.30pm – the meeting resumed)

P51/10/21 Planning Applications LW/21/0712 – 3 Homefield Road

The Chair emphasised the fact that there were two separate applications which would need separate resolutions.

Lower ground floor, ground floor and first floor extension including internal alterations at first floor Mr J Palmer. (Alternative schemes)

The Planning Officer reported objections from local residents on both applications which had been sent to Lewes District Council but not posted on the website and referred to his agenda report 113/21 on the applications.



<i>Resident A</i>	<i>Neighbouring resident. Speaking on both applications. Although some elements of the scheme proposed under LW/21/0278 had been removed the overbearing and over-dominant nature of the side extension was still a major issue. Particularly in relation to no.5. Its scale and massing would be unacceptable and would have an adverse impact on the street scene. The physical design is out of character and the turret included in the plans submitted under LW/21/0712 give a sense of surveillance. The privacy and enjoyment of the rear garden of no. 5 is impacted by both schemes. The use of obscure glass would not resolve this and would be difficult to enforce. Both schemes contravene policy DM 28 of the Local Plan</i>
Town Council Response	Thanked for their contribution.
<i>Resident B</i>	<i>Speaking on both applications. There was no change in the view taken on the two schemes despite the removal of the wall and garage adjacent to no.1. The size, scale and design of the side extension was still unacceptable. It would transform Easemore House into an oversized vulgar building and contravened policy DM 28 of the Local Plan</i>
Town Council Response	Thanked for their contribution.
<i>Cllr Sam Adeniji</i>	<i>The residents had spoken eloquently. The bulk, scale and massing of the side extension had not changed. The previous comments of the Design and Conservation Officer in relation to LW/21/0278 still applied. The impact on the street scene and on the neighbouring property at no.5 was still unacceptable.</i>

Members considered report 113/21 of the Planning Officer and dealt firstly with LW/21/0712.

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

LW/21/0712

The proposed extension, taking into account the size, scale, massing and design would dominate the street scene in this part of Homefield Road. Although it is acknowledged that the proposals relating to the garage and wall in LW/21/0278 have been removed and the

area has no special designation, it adjoins the East Blatchington Conservation Area and this part of Homefield Road 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 this street scene and, contrary to the Seaford Design Guidelines, it would dominate the existing property rather than being subservient to it. The extension would also have an overbearing impact on the smaller property adjoining at no. 5 with significant overlooking and loss of privacy issues arising from the proximity and height of the extension and the proposed additional windows at first floor level. The inclusion of the turrets which are a Victorian feature and totally out of character with the house and its surroundings would add significantly to the overall adverse impact of the extension by emphasising the sense of overlooking. The proposals are therefore contrary to para 134 of the NPPF, Local Plan policy DM28 (ii) and (iv) and to paras SW01 and GB03 of the Design Guidelines incorporated in the Seaford

Neighbourhood Plan

N.B

1. There is concern that if consent is granted the excavation required to construct the lower ground floor element is likely to cause significant environmental problems in the area. A condition requiring a comprehensive Construction Management Scheme could therefore be imposed
2. Taking into account that the plans submitted under LW/21/0705 and /0712 are the fifth and sixth versions of the development plans submitted this year and the refusal of LW/21/0278, the District Council is encouraged to take a firm approach to any future proposals to extend the property in order to ensure the best use of officer time and resources.

P52/10/21 Planning Applications LW/21/0705 – 3 Homefield Road

Lower ground floor, ground floor and first floor extension including internal alterations at first floor Mr J Palmer. (Alternative schemes)

<p><i>Resident A</i></p>	<p><i>Neighbouring resident. Speaking on both applications. Although some elements of the scheme proposed under LW/21/0278 had been removed the overbearing and over-dominant nature of the side extension was still a major issue. Particularly in relation to no.5. Its scale and massing would be unacceptable and would have an adverse impact on the street scene. The physical design is out of character. The privacy and enjoyment of the rear garden of no. 5 is impacted</i></p>
--------------------------	--

	<i>by both schemes. The use of obscure glass would not resolve this and would be difficult to enforce. Both schemes contravene policy DM 28 of the Local Plan</i>
Town Council Response	Thanked for their contribution.

Members considered report 113/21 of the Planning Officer and dealt secondly with LW/21/0705.

LW/21/0705

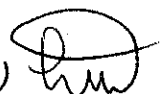
The proposed extension, taking into account the size, scale massing and design would dominate the street scene in this part of Homefield Road. Although it is acknowledged that the proposals relating to the garage and wall in LW/21/0278 have been removed and the area has no special designation, it adjoins the East Blatchington Conservation Area and this part of Homefield Road 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 this street scene and, contrary to the Seaford Design Guidelines, it would dominate the existing property rather than being subservient to it. The extension would also have an overbearing impact on the smaller property adjoining at no. 5 with significant overlooking and loss of privacy issues arising from the proximity and height of the extension and the proposed additional windows at first floor level. The proposals are therefore contrary to para 134 of the NPPF, Local Plan policy DM28 (ii) and (iv) and to paras SW01 and GB03 of the Design Guidelines incorporated in the Seaford Neighbourhood Plan

N.B

1. There is concern that if consent is granted the excavation required to construct the lower ground floor element is likely to cause significant environmental problems in the area. A condition requiring a comprehensive Construction Management Scheme should therefore be imposed
2. Taking into account the refusal of LW/21/0278 and that the plans submitted under LW/21/0705 and /0712 are the fifth and sixth versions of the development plans submitted this year, the District Council is encouraged to take a firm approach to any future proposals to extend the property in order to ensure the best use of officer time and resources.

(9.07pm – 8 members of public exited the meeting)



P53/10/21 Other Planning Applications

LDC Planning Applications received in week commencing Monday 20th September 2021

LW/21/0587 - 32 Coxwell Close Garage conversion to include; replacement of garage door with window, replacement of rear door with window and 2no rooflights for Mr and Mrs Easton.

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

LDC Planning Applications received in week commencing Monday 27th September 2021

LW/21/0746 -10 Meads Road Remove 2no existing outbuildings and entrance canopy, erection of single-storey side extension for Mr and Mrs Philpott.

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

LDC Planning Applications received in week commencing Monday 4th October 2021

LW/21/0529 - 2C Brooklyn Road Demolition of existing workshop and garages, erection of a two-storey building sub-divided into 2no 1-bedroom flats for Ms C Saxby.

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

LW/21/0756 - Avondale Hotel 4/5 Avondale Road Single-storey rear extension to an existing HMO to provide a one-bedroom flat for Mr N Moffett.

It was **RESOLVED** to give general **SUPPORT** to the application. There was however some concern that the area covered by the proposed extension was intended as the location of the bike store under LW/17/0929 so an alternative location would have to be found

LW/21/0760 & LW/21/0761 - Twyn Cottage 3 Blatchington Road Planning and Listed Building Consent for garage conversion and erection of outbuilding for Mr Hillman.

It was **RESOLVED** to **OBJECT** to the applications on the grounds that the application does not overcome the concerns which led to the refusal of LW/20/0529. The additional accommodation to be provided still appears to be designed as a separate unit to the main house. The extended outbuilding and sub-division would be out of character and would harm the amenities of the area and the character of the listed building itself contrary to Para 201 of the NPPF, policies DM 29 and DM 33 of the Lewes Local Plan part 2 and SEA 3 of the Seaford Neighbourhood Plan

LDC Planning Applications received in week commencing 11th October 2021

LW/21/0765 – 10 Lucinda Way - Single storey side extension for M Smith

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

**P54/10/21 Road Closure Applications – Remembrance Sunday -
Sunday 14th November and Seaford Street Markets – January to April
2022**

The Committee considered report 114/21 of the Planning Officer informing the Committee of proposed road closures.

It was **RESOLVED** to raise **NO OBJECTIONS** to the applications.


P55/10/21 Update Report

The Committee considered report 115/21 of the Planning Officer and the schedule of recent decisions made in September and October by Lewes District Council on applications previously considered by this Committee.

Specific reference was made to the refusal of application LW/19/0656 – 6 Steyne Road, which was refused at the Lewes District Council's Planning Applications Committee meeting on Wednesday 6th October 2021

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

The meeting closed at 9.36pm.

 26/01/2022

Councillor L Wallraven

Chair of Planning & Highways