



## Seaford Town Council

### Planning & Highways Committee

Minutes of the meeting of the **Planning & Highways Committee** held via **Zoom** on **Wednesday 5<sup>th</sup> May 2021** commencing at 7.00pm.

#### **Present:**

Councillors L Wallraven (Chair), D Argent, L Boorman, J Edson, J Lord and J Meek.

Councillors J Cash and O Honeyman were observing.

Geoff Johnson, Planning Officer (meeting clerk)

Adam Chugg, Town Clerk

Georgia Raeburn, Executive Support Officer (technical host)

There were five members of the public present.

The Chair, Councillor Wallraven, confirmed that agenda item 5, Talland Parade update, had been deferred to the next meeting, scheduled to take place on Thursday 27<sup>th</sup> May 2021.

#### **P88/05/20 Apologies for Absence and Declaration of Substitute Members**

Apologies for absence were received from Councillors M Everden and R Honeyman.

#### **P89/05/20 Disclosure of Interests**

There were no disclosures of interest.

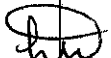
#### **P90/05/20 Public Participation**

There was no public participation.

#### **P91/05/20 Planning Applications**

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


**SDNP/21/00345/FUL - Land adjacent to Harness Barn The Street Bishopstone Village** Mixed use of artists' studios and metalworking studio for blacksmiths, with associated storage, and use of residual parts of building for agriculture with associated parking, access and landscaping for Mr Attwood.

<i>Resident A</i>	<i>Attending as a coordinator of the Friends of Bishopstone Steering Group, talked the Committee through both the group's and a large majority of Bishopstone Villages resident's objections to this application. Shared the very strong concerns surrounding this retrospective application and the impact it would have, if supported, to the unspoiled ancient village in a strategic location for the South Downs National Park. Covered concerns involving industrial traffic, pollution/contamination, noise pollution/disturbance, consent being based on industrial use and opening up for different users in the future,</i> 
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	<p><i>health and safety risks for workers and local residents, increased traffic at the Bishopstone A259 junction, the village's one access road not being designed for industrial traffic, the space in question not being appropriate as artist studios, requirement for food production land/buildings, being a main access route in to South Downs National Park and there having been no consultation by the applicant with the village residents.</i></p> <p><i>Urged the Committee to object to this retrospective application as the future of the village is in its hands.</i></p>
Town Council Response	Thank you.
Resident B	<p><i>Introduced their statement as having been written in conjunction with the previous residents.</i></p> <p><i>Expressed strong concerns about the impact of the retrospective application which are already being experienced by local residents and are giving rise to complaints.</i></p> <p><i>Concerns included; the application not being specific to certain users and the assumption that permission could allow for a range of industrial uses; other current businesses on site also remain unresolved, such as a scaffolding business, resident caravan and waste tipping; feeling the application should reflect the waste transfer processes that are undertaken on a rural site; the narrow access road to the site; the unacceptable introduction of industrial traffic; the thin corrugated cladding of the building not being suitable for noise generating metalwork activities in such close proximity to residential properties, and; the application directly contradicting 17 National Park policies, 17 waste &amp; mineral plan policies, 3 Seaford Neighbourhood Plan policies and Lewes District Local Plan policies.</i></p> <p><i>Asked that the Town Council support refusal of the application and the initiation of enforcement action.</i></p>
Town Council Response	Thank you.

The Committee considered report 177/20 presented to assist members in their consideration of this application.

The Committee discussed; the circumstances under which South Downs National Park would call in a planning application to determine; Bishopstone being unique as a traditional downland village where inappropriate development should be resisted; the application having no respect for the character of the village and downland settings, as set out in the Seaford Neighbourhood Plan; the un-neighbourliness of not having communicated with the close neighbours; concerns regarding a lack of enforcement of other uses taking place on site; industrial traffic through a quiet village cul-de-sac; South Downs Plan SD25 requiring a whole estate plan, which has not been provided, and; the need for protection of this part of the National Park and the Village Conservation Area.

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

1) The retrospective application does not cover all the industrial and commercial uses being carried on at the site. These other uses i.e as a scaffolders' depot and a waste transfer station are generating an unacceptable level of commercial traffic through the village which is seriously detrimental to the amenity of the area and local residents. The generation of additional commercial traffic at the junction of Bishopstone Road and the A259 is also be contrary to the Lewes Local Plan Part 2.

2). The site is also close to the Bishopstone Village Conservation Area, an area of the National Park popular with ramblers and other visitors and therefore should be protected from inappropriate development in accordance with the main objectives of the National Park. The development is also contrary to policies SEA1 and 4 of the Seaford Neighbourhood Plan are various other policies of the South Downs Local Plan which have the same objectives in relation to the Conservation Area and the National Park

3). Bishopstone Village is specified in policy SD25 of the South Downs Local Plan as an area unsuitable for further development and therefore policy SD34 of the Plan (Sustaining the Local Economy), which is submitted by the applicant as supporting the development, does not apply.

4). There is no evidence put forward to justify these commercial uses as necessary to sustain the viability of the farm.

5). The structure of the buildings is not suited to the commercial uses being carried on there resulting in noise nuisance to residents and other health and safety issues for the employees on site

In view of the fact that many of the most inappropriate uses being carried on at the site are not covered by this retrospective application the Authority is requested to continue its investigations into these uses and to take appropriate enforcement action to deal with the major amenity problems arising from the current use of the site.

Also, in view of the level of public interest in the application, it is requested that it is determined at Committee.

*(7.34pm – four members of the public exited the meeting)*

Planning Applications received in week commencing Monday 12<sup>th</sup> April 2021

**LW/21/0140 - 12A Bishops Close** - Creation of a full-width single-storey rear extension, with timber/composite access steps and patio. New windows and gable end material to the front elevation for Mrs J Newman.

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

**LW/21/0148 - 6 Greenwell Close** - Creation of a first-floor side extension and ground floor front extension for Ms C Goodchild.

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



Planning Applications received in week commencing Monday 19<sup>th</sup> April 2021

None

Planning Applications received in week commencing Monday 26<sup>th</sup> April 2021

None

**P92/05/20 Talland Parade Update Report May 2021**

Deferred to 27<sup>th</sup> May 2021 Committee Meeting.

**P93/05/20 Update Report**

The Committee considered report 166/20 of the Planning Officer, and the verbal update given, on recent decisions made by Lewes District Council on applications previously considered by this Committee.

*(7.40pm – Cllr J Cash exited the meeting)*

The Planning Officer highlighted that the Town Council has been notified of an application to be consulted on for the new bridge on the A259 at Exceat; this should be on the agenda for the Town Council's Committee meeting on 27<sup>th</sup> May.

It was **RESOLVED** to **NOTE** the contents of the report.

The meeting closed at 7.43pm.



Councillor Linda Wallraven  
Chair