



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Wednesday, 7th July 2021.

Held at Seaford Baptist Church Auditorium, Belgrave Road, Seaford at 7.00pm.

Present:

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

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

Geoff Johnson, Planning Officer (meeting clerk)

Adam Chugg, Town Clerk

Georgia Raeburn, Executive Support Officer

There were four members of the public physically in attendance and one in attendance via Zoom, in addition to livestream watchers.

P12/07/21 Apologies for Absence

Apologies for absence were received from Councillor M Everden, R Honeyman and J Lord.

P13/07/21 Disclosure of Interests

There were no disclosures of interests.

P14/07/21 Public Participation

There was no public participation.

P15/07/21 Planning Applications

LDC Planning Applications received in week commencing Monday 7th June 2021

LW/21/0311 – 28 Sutton Avenue

Replacement of existing flat roof with pitched roof and timber cladding to match existing..

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

LW/21/0313 – Bormes Marine Parade

Replacement roof, rendered elevations and balcony.

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

LDC Planning Applications received in week commencing Monday 14th June 2021

LW/21/0082 - Vereeniging Saxon Lane

Single storey rear and side extensions, together with a loft conversion.

It was **RESOLVED** to raise no objection to the rear extension and loft conversion elements of the scheme but to **OBJECT** to the side extension on the grounds that the extension being built right up to the flint boundary wall would restrict access for maintenance and repair and therefore be likely to have an adverse impact on the wall which contributes significantly to the character and appearance of the adjoining properties and the Town Centre Conservation Area contrary to policy SEA3 of the Seaford Neighbourhood Plan 2020

LW/21/0343 – 82 Hawth Park Road

Single storey rear extension, conversion of garage, creation of porch and rear decking with alteration to fenestration.

The Committee discussed concerns regarding the property becoming a House of Multiple Occupation (HMO), receiving advice from the Planning Officer on the law surrounding HMO's and the difficulty of sustaining an objection on this basis.

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

LW/20/0855 – 3 Guardswell Place


Erection of front and rear dormers (including Juliet balcony), loft conversion.

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

LDC Planning Applications received in week commencing Monday 21st June 2021

LW/21/0303 – 21 Cliff Close

Re-submission of lapsed permission LW/18/0004 Erection of 2 story side extension, alterations to existing glazing and creation of an enclosed balcony.

Resident A	Read aloud their emailed letter of objection. Expressed serious concerns about; the design not being in keeping with the area, the size of the extension being overdevelopment, the loss of privacy from the proposed balcony, the lack of plans for disposal of excess rain, the effect on the local bats and lack of expert guidance on this, the pathway used by emergency services being closed for four weeks, the use of heavy vehicles on a track and the effect of this on the training brick wall, and the potential for noise and anti-social problems as the property is used as Airbnb accommodation and due to the plans turning the house 'upside down', with the living space being situated upstairs and beside their 
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	properties bedrooms. Expressed strong concerns that these are new plans and not the same plans as previously granted approval.
Resident B	Having been contacted by objectors, as a Lewes District Councillor, urged Committee members to give consideration to the objections made. Chose a selection of objections to read aloud from two nearby residents, including concerns about; noise disturbances due to being used as an Airbnb accommodation, removed access to pathway during the construction period which they rely on to get to their property, parking issues and this being displaced to the grass verges, the plans goes against policies within the Neighbourhood Plan, emergency services use of pathway and an accessible route to Seaford Head and South Downs National Park gateway, the structural integrity of the pathway, disrupted access to disabled parking spaces, the contents of the construction environmental management plan (CEMP) report, and the incorrectness of the stated materials compound as this land is in fact owned by residents and permission has not been given.

The Planning Officer explained the implications of this application being a submission to revive a permission (LW/18/0004) which had lapsed earlier this year. This presented complications with identifying material grounds on which to object given the previously granted permission. The Committee discussed the application, the advice of the Planning Officer and the objections raised, including whether the adoption of Seaford Neighbourhood Plan and other Local Plans would enable this Committee to object based on the policies within those Plans as they were not adopted when original consent was given.

The Committee appreciated that the consent granted in 2018 would be a material consideration in the determination of this application but were also mindful of the strength of the objections and the relevance of policies in Plans which had been adopted in 2019 and 2020. In particular it was considered that the large side extension both through its size and design would be overbearing and over dominant and would have a seriously adverse impact on the character and symmetry of the existing street scene. This would be directly contrary to paras SF01, SF03 and GD03 of the Design Guidelines incorporated in the adopted Seaford Neighbourhood Plan 2020.

Also the extension would adjoin the South Downs National Park boundary at a point at the foot of Seaford Head designated in the South Downs Local Plan 2019 as a 'Gateway' to the Park where many visitors and local residents use the footpaths to access the Head. The

obtrusive nature of the extension in close proximity to the well-used paths would seriously damage the visual quality and character of this area of the Park and Seafront as well as being detrimental to the SDNPA's Dark Night Skies policy. This would be contrary to policies SEA1 and SEA6 (c) of the Seaford Neighbourhood Plan and policies SD6 and SD8 of the South Downs Adopted Plan 2019.

It was **RESOLVED** to **OBJECT** to the application on these grounds

(7.49pm – three members of public exited the meeting)

LW/21/0217 – 46 Beacon Drive

Single storey extension.

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

LW/21/0376 – 35 Lexden Drive

Demolition of existing conservatory and new single storey rear/side extension.

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

LW/21/0480 – 23 Belvedere Gardens

Single storey side extension.

A query was raised regarding the siting of the outside utilities box. This would be raised with the Case Officer.

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

LDC Planning Applications received in week commencing Monday 28th June 2021

LW/21/0357 – 9 Carlton Road

Retrospective application for retention of balcony area.

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

LW/21/0360 - 28 Bishopstone Road Bishopstone

Roof conversion works including building a dormer to the rear, bringing out the existing gable further forward, whilst retaining part of the existing roof terrace under the extended roof area. To the side of that there will be a mirror image gable ended feature formed, with a pitched roof section linking the two.

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

LW/21/0363 – 5 Offham Close

Proposed single storey side extension and oak pergola to the rear.

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

Tree Works Application (in the South Downs National Park)

SDNP/21/03227/TCA- Plummers Silver Lane Bishopstone Village

Proposal: T1 - Reduce laurel hedge in height by approx 1m and trim sides T2 - Remove elm T3 - Removal of elm and elder suckers throughout the garden T4 - Trim the sides of the yew tree T5 - Hedge cut the holly shrub T6 - Removal of larger stems of the spindle T7 - Reduce height of ceanothus to wall height and remove dead wood T8 - Removal of crossing branches and crown thin of beech tree T9 - Removal of branches/growth that touches the phone line from the yew tree for Mr Abbott.

It was **RESOLVED** to **SUPPORT** the application but stipulating that the elms at T2 and T3 should only be removed if they are diseased or dead – if they are healthy specimens they should be retained.

P16/07/21 Housing Delivery Position Statement

The Committee considered report 38/21 notifying the Committee of the recent publication of Lewes District Council's Housing Delivery Position Statement and the implications of the Statement for future planning in Seaford and the Lewes District.

The Planning Officer verbally introduced the report, including comments from members of the Neighbourhood Plan Steering Group that focussed on the housing delivery within the town and the significant amount of housing that was identified within the Plan to contribute to this requirement. Mention was also made to the proposed amendment to policies regarding developments adjacent to the South Downs National Park.

P16.1 It was **RESOLVED** to **AGREE** to continue to uphold the policies of the Seaford Neighbourhood Plan.

P16.2 It was **RESOLVED** to **AGREE** to join with other authorities and relevant organisations in the District to :-

a. Oppose speculative proposals for new settlements in the District brought forward to take advantage of the 125% increase in the District's housing requirement, and

b. Press the Ministry of Housing, Communities & Local Government through the local MP and Lewes District Council to apply a housing supply requirement to Seaford and the District which properly acknowledges the fact that 56% of the District is within the South Downs National Park and that the

lack of infrastructure and other restraints on the development of the remaining land should be taken that into account alongside the assessed housing need.

C17/07/21 Disabled Parking Spaces and Wheelchair Crossing

The Committee considered report 39/21 reporting on the need for more disabled parking spaces and wheelchair crossings in the town centre and on the seafront.

The Planning Officer updated verbally on a survey carried out on the seafront and the available disabled parking spaces; there being only two. The Planning Officer updated on the process of a parking review, encouraging members to give thought to their local areas, the available disabled parking spaces and wheelchair crossing points, and consider possible locations in a few months' time.

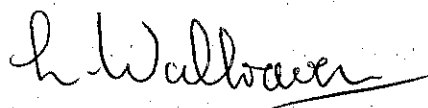
It was **PROPOSED** to **DEFER** further consideration on this item until more in-depth consultation has been undertaken; this **MOTION** was **CARRIED**.

C18/07/21 Notification of Decisions from Lewes District Council

The Town Council's Planning Officer provided a verbal update surrounding administrative problems at Lewes District Council regarding the notification of decisions taken on applications previously considered by this Committee. It is hopeful to have a report on decisions made ready for the next meeting.

It was **RESOLVED** to **NOTE** the verbal update received.

The meeting closed at 8.16pm.



Councillor L Wallraven
Chair of Planning & Highways