



Seaford Town Council

Planning & Highways Committee

Minutes of the meeting of the **Planning & Highways Committee** held via **Zoom** on **Thursday 11th February 2021** commencing at 7.00pm.

Present:

Councillors L Wallraven (Chair), D Argent, L Boorman, J Edson, M Everden, R Honeyman (Vice-Chair), J Lord and J Meek.

Geoff Johnson, Planning Officer (meeting clerk)

Adam Chugg, Town Clerk

Georgia Raeburn, Executive Support Officer (technical host)

There were 13 members of the public present.

P62/02/20 Apologies for Absence and Declaration of Substitute Members

There were no apologies for absence.

P63/02/20 Disclosure of Interests

Councillor Wallraven declared a non-pecuniary interest in application LW/20/0849 due to being a personal friend of one of the objectors to the application. She would refrain from discussing or voting on this item and would be handing over Chair to the Vice-Chair for that item.

P64/02/20 Public Participation

There was no public participation.

P65/02/20 Planning Applications

Planning Applications received in week commencing Monday 18th January 2021

(7.08pm – Cllr Honeyman, Vice-Chair, took over chairing the meeting)

LW/20/0849 -6 Beacon Drive – Change of Use from C3 (dwelling house) to C2 (residential institution -to accommodate 5 children).

Resident A Confirmed that they have submitted a letter of objection so would not be reiterating its contents. Expressed an expectation that as this is a commercial venture, there would be thorough scrutiny of any business plan, which is yet to be made available. Raised concerns about the comments on the application on the planning portal, previous applications by the applicant for similar ventures which have been withdrawn and any change of use permission remaining on the property. Requested that if the permission is given, that it only be applicable for applicant and if they do not pursue the venture that it reverts back to a dwelling house. If the applicant did pursue the venture, then they remain in situ for a minimum of three years. Expressed a lack of trust in the applicant given the previous experience in Denton with a similar property.

Response Thanked the resident for their input. Confirmed that Seaford Town Council is responding as a consultee and not making the decision on the application. Confirmed that the applicant has opted to request pre-application advice from the District Council, which appears on the planning portal and sets out the advice relating to this application. Confirmed that objection letters received by the Town Council are all forwarded to the District Council and will appear on the planning portal, which is visible by the public and all Town Council members.

Resident B *Wished to replicate the concerns raised by other neighbours, in particular safety concerns regarding multiple additional vehicles on these roads as further obstructions.*

Response Thanked the resident for their input.

Resident C *In addition to the objections submitted already, wanted to find out if Committee members had visited the site. Very worried as the driveway of the property is very close to their bedroom window.*

Response Confirmed that the site had been visited and that the resident's detailed objection had been received.

Resident D *Hoped that the Committee members had seen their letters of objection. Queried how the applicant can be sure that staff at the care home would park away from the property when the nearest car park is 20 minutes' walk away.*

Response Confirmed the process with letters received by members of the public and how Committee members are able to view these.

Resident E *Raised concerns regarding the lack of risk assessments and Ofsted registrations. Queried local councils policies on housing stock and the loss of a large residential family home. Expressed concern as to the level of disruption, diminished quality of life and health consequences, in particular for local elderly residents. Confirmed that in their professional career they were exposed to children's care homes and the issues these can generate.*

Response Thanked the resident for their input.

Resident F *Explained that they previously lived in the proximity of the applicants similar property at Mount Pleasant, where they experienced a significant increase in cars dangerously parked, frequent Police visits with alarms going off and a drop in property value. Concerned that the top floors of the property overlook their bedrooms, where they have elderly family members that they care for. Concerned that the junction the property sits on is already crowded and causes issues with the bus route.*

Response Thanked the resident for their input.

The Committee discussed ~~points~~ raised by the public, parking concerns, amenities near the site and the lack of recreation. *hu*

It was **RESOLVED** to **OBJECT** on the grounds of: -

1. The need for staff parking and the additional traffic movements likely to be generated by the proposed C2 use would worsen the existing traffic and parking problems in the area. There would be no guarantee that the imposition of a Travel Plan would resolve these problems
2. The residential use proposed would be likely to be more intensive than the normal use of a single dwelling and likely to generate additional noise and disturbance which would be detrimental to the enjoyment of neighbouring properties
3. There was a limited amount of recreational space at the property and in the locality of the property. Given the more intensive use proposed this would be detrimental to the occupants
4. The nature of the proposed use could give rise to security concerns and additional police involvement with the property which would be detrimental to the amenity of the area.
5. The assurances as to the use and supervision of the property given by the applicant were insufficient to meet the concerns of residents in the area.

FURTHERMORE, that the Town Council request that this application should be determined at Lewes District Council's Planning Applications Committee, rather than by an officer under delegated powers, so that residents have another chance to put objections to that Committee.

(7.51pm – Cllr Wallraven returned to chairing the meeting. 12 members of the public exited the meeting.)

LW/20/0738 - 5 Chyngton Road- Erection of a two-storey rear extension (including balcony), front entrance porch, single storey detached garage, new roof over existing front dormer and ground floor bay window, insertion of 4 x rooflights, change to external facing materials, erection of new garden walls

It was **RESOLVED** to **OBJECT** to the proposed detached garage on the frontage on the grounds that it would be over dominant and obtrusive and detrimental to the existing street scene in this part of Chyngton Road.

No objections were raised to the extensions and alterations to the main property

LW/21/0013 – 81 Sutton Road – Erection of single-storey rear extension and side dormer.

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

Planning Applications received in week commencing Monday 25th January 2021

LW/20/0903 – Rodmell House Rodmell Road – Erection of single storey part side and part rear extension.

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

LW/20/0869 – 39 Alfriston Road -Proposed single storey flat roof side / rear extension and new side facing window (to form larger open plan kitchen / dining area and home office area). *hu*

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

LW/20/0904 – 123 Clementine Avenue – Conversion of garage to form annexe subservient to existing house.

Members queried the fact that, although the proposed annexe was described as being subservient to the main dwelling, there was, unusually, no additional information in the application as to how the annexe was to be used and occupied.

The accommodation would be too small for use as a single independent dwelling and had no separate access and amenity area but also, no physical link to the main dwelling.

Provided therefore that the District Council was satisfied that it would be used in conjunction with the main dwelling, e.g as accommodation for an elderly relative, and an appropriate condition was imposed, the Town Council would have no objection to consent being granted but the additional information referred to should be requested and considered before the application was determined.

It was **RESOLVED** that these comments should be forwarded to the District Council

Planning Applications received in week commencing Monday 1st February 2021

LW/20/0848 – 13 St Peter's Road - Demolition of existing residential care home and erection of four x three-bedroom bungalows.

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

LW/20/0893 – 78 Saltwood Road – Erection of single storey front and side wraparound extension and wheelchair accessible ramp.

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

LW/20/0900 – 26 Sutton Park Road -Retain ground floor and part first floor office (Use Class A2). Change existing shop signage. Convert remaining first floor and second floor into a two-bedroom self-contained maisonette flat (Change of Use from A2 to C3).

Resident G *Representing the local company, confirmed that they are looking to take on this property as their commercial premises and make better use of a currently empty property. Talked the Committee through the proposals for the property; including commercial premises and a two bed maisonette above. Confirmed that this would retain employment within the town and that the shopfront would be similar but with their company branding. Feels that this is in keeping with the precedent in the town centre to have flats above shop. Confirmed that they have included cycle storage with the plans, as well as other features such as bird and bat boxes. Confirmed that he had checked the planning portal and there has been no objections to date.*

Response *Thanked the resident for their contribution. Welcomed the plans and are happy to support them.*

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

(8.42pm – one member of the public exited the meeting)



Tree Works Application

TW/21/0011/TPO - 1 Barn Close - 1 Sycamore - Crown to be thinned by 30%, 2 Sycamore - Crown to be thinned by 30%, 3 Sycamore - Removal of overhanging branches (approx 20% lifting and thinning).

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

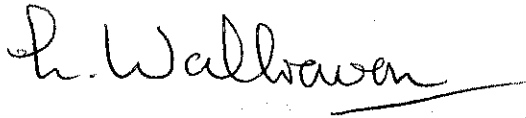
P66/02/20 Update Report

The Committee considered report 130/20 of the Planning Officer on recent decisions made by Lewes District Council on applications previously considered by this Committee.

The Planning Officer also reported that the application (SDNP/20/02390/FUL) for the construction of additional sea defences at Cuckmere Haven was approved by South Downs National Park Authority Planning Committee today, after a long planning process and despite substantial objections from other stakeholders.

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

The meeting closed at 8.48pm.



Councillor Linda Wallraven
Chair

