



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Wednesday, 18th August 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, M Everden, R Honeyman, J Lord, J Meek and B Payne.

Geoff Johnson, Planning Officer (meeting clerk)

Georgia Raeburn, Executive Support Officer

Councillor S Adeniji was in attendance in the public gallery

There were five members of the public physically in attendance, in addition to livestream watchers.

P28/08/21 Apologies for Absence

There were no councillor apologies for absence.

The Town Clerk also submitted his apologies for this meeting.

P29/08/21 Disclosure of Interests

Councillor Edson declared a non-pecuniary interest in LW/21/0535 as a close neighbour.

Councillor Lord declared a non-pecuniary interest in LW/21/0374 due to knowing the owner of the Newhaven & Seaford Sailing Club.

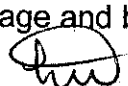
P30/08/21 Public Participation

There was no public participation.

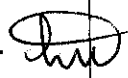
P31/08/21 Planning Applications

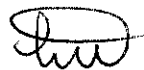
Further consultation on an application previously considered by the Committee

LW/21/0278 - 3 Homefield Road

Lower ground floor, ground floor and first floor extension and demolition of existing garage and boundary wall and construction of new garage and boundary wall - Consultation on final amendment (08/2021) for Joseph Palmer. 

<p><i>Resident A (in person)</i></p>	<p><i>As immediate neighbour, thanked the Town Council for all its work with this application. Explained that they were asking the committee to refuse to support the application. Despite amendments having been made, did not feel they addressed the issues objected to last time. Explained continued concerns regarding; the two storey extension being domineering, the absence of trees or screens to prevent overlooking from the roof terrace, the vast size of the basement which will be closer to boundary than the plans and the possible subsidence concerns for their property, the hipped wings looking awkward and ruining the clean building lines, the extension feeling enclosing for their smaller property with the wings projecting over the drive at the front and patio/garden at the rear and magnified by the sloping rear gardens so the extension having the appearance of a three storey build. In summary, feels the plans are not sensitive, are overbearing, adversely affect the amenities, destroy the character and will negatively impact how they enjoy their home. Confirmed that all their issues have been set out in detail within their letter.</i></p>
<p>Town Council Response</p>	<p>Thanked for their contribution.</p>
<p><i>Resident B (in person)</i></p>	<p><i>As an adjacent neighbour, supports all objections so far. Feels that the plans provide an extensively large and overbearing extension. Their adjacent property, Star House, is a 1723 listed building and an important local landmark within East Blatchington Conservation Area. Raised concerns regarding the plans to demolish the existing garage and build a new large garage at the front, next to Star House, infringing on building plans and adopting building lines, furthermore the failure to provide a valid reason why the District Council should accept the breach. Further explained the concerns with the proposed garage; its height and size, dwarfing Star House, being an eyesore in the street scene, contravening Lewes Local Plan policy DM29, the threat to the historic flint wall and future maintenance challenges with the garage.</i></p>



	<i>In summary, feels Easemore House will be turned in to large institution not suited to this neighbourhood, which needs to be protected from harmful development. Requested the committee not support this application.</i>
Town Council Response	Thanked for their contribution.
<i>Resident C (in person)</i>	<i>As a resident of Homefield Road, discussed the historical importance and contribution of the applicant's property to the area and road. Raised concerns regarding; the plans creating an oversized home which will impose on its neighbours, the street view gap being closed, the property looking unbalanced on its own plot, the clean lines of the house being ruined, the unattractive size and variations being in full view from various positions within the modest residential setting, the application downplaying or ignoring important heritage aspects such as the ancient flint wall and distinctive tall white chimneys which will be swallowed up in the plans and the plans demonstrating a lack of understanding of the house. In summary, feels the house needs to be protected from insensitive and overbearing development. Requested that the committee reject the application.</i>
Town Council Response	Thanked for their contribution.
<i>County Councillor Adeniji</i>	Endorsed what had been said by residents and urged the committee to refuse this planning application on the following grounds: size being clearly still too big and overbearing on neighbours and landscape, and dominating the road; the proposed extension negatively effecting the established spacing between properties on road; the proposed extension still dominating the existing property rather than being subservient to house; the large imposing property having a negative effect on East Blatchington Conservation Area and other modest properties in area; not in keeping; the proposed extension not respecting the heritage of the property by removing the clean rich lines and hiding one of its landmark chimneys; the proposed garages will materially affect the adjacent properties with the towering garage and 

	privacy/overbearing issues not having been resolved; the size and style being out of character; contravening policy DM28 paragraph 2 of the Lewes Local Plan regarding extensions; in line with the report of the Design & Conservation Officer, the proposals having an overbearing impact on the street scene and East Blatchington Conservation Area. Acknowledged that there are design changes but these are minor changes in the bigger context and do not address concerns raised. Encouraged the committee to refuse to support application.
Town Council Response	Thanked for their contribution.

The Committee discussed the response received explaining the design, including; the architectural importance of the gaps between buildings, the flint wall, the location of the house rather than the design specifically, being unbalanced on own plot, being overbearing and dominant, the side and front boundary of the proposed garage being in the conservation area and the garage not being on building line.

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

It was acknowledged that the revisions made by the applicant, including the removal of the turrets and the windows in the elevation overlooking no 5., had been aimed at resolving the concerns raised by the Town Council and objectors to the plans considered at the 28th July meeting.

It was still considered however that the large side extension would be overbearing and over dominant both in the street scene and to neighbouring properties, particularly no 5., and that it was out of scale with the other properties in this part of Homefield Road.

Also, the impact of the scheme on the listed Star House and the adjoining East Blatchington Conservation Area would be unacceptable particularly in relation to the siting of the garage and future maintenance of the flint boundary.

The revised proposals would therefore contravene policies DM 25 and DM28 of the Lewes Local Plan Part 2 and policies SW01 and GB03 of the Design Guidelines incorporated in the Seaford Neighbourhood Plan.

The Committee considered that the reasons for opposing the scheme had been neatly summed up by the District Council's Design and Conservation consultant in her report dated 26th July 2021 and that the application should be refused.

(7.33pm – three members of public and Cllr Adeniji exited the meeting)



LDC Planning Applications received in week commencing Monday 19th July 2021

LW/21/0460 - 6 Sovereign Close

Erection of single storey side extension with internal reconfigurations & associated hard/soft landscaping for Mr & Mrs M Sayce.

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

LW/21/0378 – Maycroft, Eastbourne Road

Variation of Drawing Numbers to Condition Number 3 relating to approval LW/15/0140
Revision A Drawings as:- P-274-01 A Site Location and Proposed Block Plan Layout P-74-04 A Proposed Floors and Roof Plans P-274-05 A Proposed Elevations P-274-07 A Existing and Proposed site Layouts, Section CC, Garage Plan P-274-08 A Existing and Proposed Side Street Scene for Mr & Mrs L Machan.

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

LW/21/0450 & 0451 - Albion House, 2 High Street

Planning and Listed Building Consent for Installation of replacement boiler and flue for Mr & Mrs Walker.

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

LW/21/0426 - Beachlands Care Home, Marine Parade

Advertisement Consent application for signs to North, East & West elevations for Mr G Irving.

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

The fact that the signs would be illuminated would have an adverse impact on the character of this part of the seafront and, in particular on the amenities of residents of Marine Court.

The proposed signs would therefore be contrary to policies SEA6 (a) of the Seaford Neighbourhood Plan and DM 31 of the Lewes Local Plan Part 2

If the illumination of the signs is allowed the Committee requested that an appropriate time limit condition should be imposed.

(7.42pm – one member of public exited the meeting)

LW/21/0374 - Newhaven and Seaford Sailing Club, Marine Parade

Retrospective Advertisement Consent application for removable A frame boards and painted lettering on the side and rear cabin walls stating Cafe Kiosk for Mrs N Papanicolaou.

The Planning Officer confirmed that plans and supporting documents on the website related to the wooden kiosk rather than the signs which were the subject of this application.



In the circumstances, without having proper plans, the Committee agreed to defer discussing the application to when the plans are available on the planning portal.

LDC Planning Applications received in week commencing Monday 26th July 2021

LW/21/0439 - 36 Belgrave Crescent

External render applied to lower floor of front elevation with grey composite cladding to upper floor for Mr S Tucker.

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

LW/21/0577 - 15 Kimberley Road

Single-storey rear extension and associated decking and steps for Ms T Brennan.

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

LW/21/0576 - 14 Firle Grange

Two-storey side extension for M Pullen.

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

LW/21/0615 – 23 Fairways Road

Erection of garage and two-storey side extension annex for K Keen.

<i>Resident D (in person)</i>	On behalf of them and other neighbours, asked the committee to refuse the application. Explained that the previous application was rejected on the grounds of being out of character for the area but that the plans have not changed very much. Raised concerns regarding; being overbearing and overshadowing, out of character, leading to a loss of space and light between properties, being too big and close to the boundaries on both sides, perceived contravention of the Design Guidelines of the Seaford Neighbourhood Plan regarding windows matching the main building, the extension not being set 1 metre back and the plans being presented as a granny annexe and concerns that the true intentions of the applicant were not as submitted in the application.
Town Council Response	Thanked for her contribution.

The Planning Officer updated the Committee on a similar application which was rejected last year and then appealed, advising the Committee on the specifics of this application.

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

The Committee acknowledged that the proposals had been amended following the dismissal of the appeal against the refusal of the application for the provision of a separate dwelling.

The side extension was however still considered to be an over-development of the plot and out of scale and character with the existing street scene which was of attractive detached houses on generous plots with gaps in between properties to enhance the spacious character.

The extension would also, through its height and mass, be overbearing as regards the neighbouring property at no.21.

The construction of the replacement garage on the eastern elevation would also have an adverse impact on the character of the area by encroaching on the existing gap between the property and the Lindfield Avenue frontage and the vehicle access would cause highway/traffic problems through its proximity to the road junction.

The proposals would therefore be in contravention of policies DM 25 & 28 of the Lewes Local Plan Part 2 and SEA2 and SE01 of the Seaford Neighbourhood Plan and Design Guidelines and should be refused.

If the District Council was minded to grant permission it was requested that a condition should be imposed to require the property to remain as a single dwelling and for the extension to remain subservient to the existing property.

(8.05pm – one member of public exited the meeting)

LW/21/0413 - Seaford Railway Station, Station Approach


Removal of two parking spaces in the car park and installation of a cycle shelter with two tier cycle rack for P Devereux.

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

The benefit of having additional cycle racks at the station was outweighed by the removal of the two parking spaces in a car park where spaces were already at a premium.

LW/20/0848 - 13 St Peters Road

Revised scheme - Demolition of existing residential care home and erection of 3 x three-bedroom bungalows for Mr M Stanford.

It was **RESOLVED** to **SUPPORT** the application, with the proviso that, due to the access difficulties, a condition requiring the submission and agreement of a construction management scheme should be attached to the consent. 

LDC Planning Applications received in week commencing Monday 2nd August 2021

LW/21/0331 - 60 Sutton Avenue

Side/rear single storey extension with crown/lantern roof for Mr G Penfold.

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

LW/21/0506 - 14 Manor Road North

Single-storey front extension and enlargement of front balcony for Mr A Henderson.

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

LW/21/0516 - 74 Clementine Avenue

Creation of additional storey above detached garage through increasing eaves height for Mr J Hunter.

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

LW/21/0633 - 27 Richington Way

Demolition of existing conservatory and erection of single storey rear extension for Mr S Nippard.

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

LW/21/0534 – 14 Southdown Road

Replace existing outbuilding with brick garden room for Mr & Mrs D Batt.

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

LW/21/0431 - 7 Kingston Close

Single-storey rear extension for Mr P McMahon.

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

LW/21/0528 - 3 Chyngton Way

Single-storey front porch extension, single-storey rear extension and alterations to roof to facilitate a loft conversion, including front, side and rear dormers for Ms F Bryans.

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

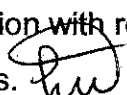
LW/21/0536 - 10 Monarch Gardens

Single-storey side extension and erection of rear conservatory for Mr A Zawisza.

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

LDC Applications received in the week commencing Monday 9th August 2021

LW/21/0535 - 4 Rookery Way, Bishopstone

Alterations to roof to facilitate loft conversion with rear dormer, single-storey rear extension and raised rear platform for Mr G Kyriacos. 

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

P32/08/21 Road Closure Application – French Street Market

The Committee considered report 73/21 of the Planning Officer informing the Committee of proposed road closures for the French Street Market on Friday 17th September 2021.

It was **RESOLVED** to raise no objection to the application, acknowledging that Full Council can facilitate a wider discussion on street markets.

(Cllr Argent declared after the vote on this item that he had not voted as he was involved in the organisation of the event on behalf of the Seaford Rotary Club)

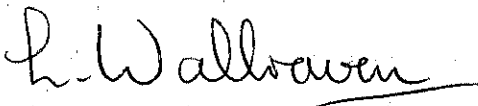
P33/08/21 Update Report

The Committee considered report 74/21 of the Planning Officer notifying the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee.

The Planning Officer updated that Lewes District Council has formally confirmed that it will not be individually notifying parish and town councils of decision notices, instead needing to rely on decision notices published on planning portal.

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

The meeting closed at 8.50pm.



Councillor L Wallraven

Chair of Planning & Highways

