



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Wednesday, 28th 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, B Payne and G Rutland.

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.

P19/07/21 Apologies for Absence

Apologies for absence were received from Councillors M Everden (Councillor G Rutland substituting), R Honeyman, J Lord and J Meek.

P20/07/21 Disclosure of Interests

Councillor Wallraven declared a non-pecuniary interest in LW/21/0215 due to knowing the family well and confirmed that she would not be taking part in discussion or voting on this application.

P21/07/21 Public Participation

There was no public participation.

P22/07/21 Planning Applications

Re-consultation on Amended Plans

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 (PLANS AMENDED 07/07/2021). *JW*

<i>Resident A (via Zoom)</i>	<i>Queried whether Lewes District Council's Planning Officer had visited the site.</i>
<i>Town Council Response</i>	<i>Answered that the Town Council could not confirm if a District Council officer has attended the site but that the Design and Conservation Consultant would have done so in the course of preparing their report.</i>
<i>Resident B (in person)</i>	<i>Explained that they couldn't see anything that had been added or removed that altered their objection at the previous consideration of this application. Explained that they continue to have concerns about; it being out of character for both the house and the area, the conservation area including parts of Homefield Road and all the proposed building work being within view of the area and the plans failing to show how the house would relate to adjacent homes and the area. Feels that there is no sensitivity towards the area and this is why so many residents are upset by the plans. Reminded the Committee of the policies relevant to this application, including the Seaford Neighbourhood Plan Design Guidelines and the Lewes Local Plan Part 2, which cover inappropriate extensions, extensions being subservient to the house and the specifications of the works. Highlighted the plans being overbearing on the adjacent Star House and such close proximity to the flint wall. Hope the Town Council object again this evening with even stronger terms.</i>
<i>Town Council Response</i>	<i>Thanked for their contribution.</i>
<i>Resident B (via written submission)</i>	<i>As an adjacent neighbour, obtained an enlarged plan of the East Blatchington Conservation Area, which shows the boundary running between Star House and the application property and along a short length of the front boundary of that property before crossing Homefield Road to no 4.</i>
<i>Resident C (via written submission)</i>	<i>Expressed the opinion that the design is out of keeping with the historical context of original house. In addition to this, raised concerns about the plans being dominant, having a harmful impact on the Conservation Area, impacting on the privacy of 5 Homefield Road, the excavations necessary</i>

	having the possibility to undermine the neighbouring properties due to extent and nature of soil in that area. The Planning Officer confirmed that a Design and Conservation Consultant had been requested by Lewes District Council for a specialist response on plans; the consultant has recommended firm refusal within their report. Highlighted that the conclusions were that the considerable size of the extension in mass and scale distract from historical context within a residential urbanised setting, presenting a grandeur associated with a rural manor. This would result in an overbearing impact on street scene and thus on the wider setting of East Blatchington Conservation Area.
Town Council Response	Thanked for their contribution.

The Committee discussed the architecture, the movement of the garage in the amended plans to beside the flint wall and the garage being set forward and the proximity to the East Blatchington Conservation Area. It concluded that the amendments did not resolve the previous concerns raised.

It was **RESOLVED** to confirm the **OBJECTIONS** to the application raised by the Committee at its meeting on 16th June 2021 that is :-

The proposed extension, taking into account the size, scale and design would dominate the street scene in this part of Homefield Road. Although it is acknowledged that the area has no special designation it adjoins the East Blatchington Conservation Area and derives a clear architectural rhythm from houses built of traditional materials set back from the road in large plots. The proposed building and the prominence of the proposed garage would have an unacceptable impact on the street scene and, contrary to the Seaford Design Guidelines, it would dominate the existing property rather than being subservient to it. The proposals would also be detrimental to neighbouring properties. In particular, the additional windows in the proposed side extension taking the property closer to the boundary of no.5 and overlooking the rear garden of that property would be overbearing as regards that property and would have an adverse impact on the residential amenities of the occupiers.. The proposals are therefore contrary to Local Plan policy DM28 (ii) and (iv) and to paras SW01 and GB03 of the Design 

Guidelines incorporated in the Seaford Neighbourhood Plan as well as detrimental to the character of the adjoining Conservation Area.'

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

LW/21/0433 - 4 The Lords

Demolition of existing conservatory and replace with single-storey extension built to same footprint and single storey infill extension to kitchen, including associated hard/soft landscaping works.

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

LW/21/0435 - 1 New Coastguard Cottages, Buckle Drive

Single-storey side extension.

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

LDC Planning Applications received in week commencing Monday 5th July 2021

LW/21/0396 – Hindover, Alfriston Road

Semi-detached house (self-build) to existing house (Hindover) including two storey side extension and rebuild of front bay PLUS 2 no. garages, shared parking and repositioned crossover to both properties.

It was **RESOLVED** to **SUPPORT** the application in principle although there was some security concerns expressed over the fact that the parking bays proposed at the front of the site would not be visible from the existing and proposed dwellings.

LDC Planning Applications received in week commencing Monday 12th July 2021

LW/21/0379 - 9 Headland Avenue

Replacement conservatory to the rear.

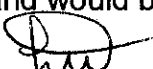
It was **RESOLVED** to **SUPPORT** the application.

LW/21/0552 - 9 Links Road

Erection of single storey side extension.

The Committee discussed the limited number of documents available on this application, the close proximity to the boundary line, possibly having an adverse impact on no. 7 as a single storey property and possible problems with maintenance of the boundary wall.

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

That by filling in the existing gap between the property and the boundary the proposed extension would have an adverse impact on the street scene and would be detrimental to the amenities of the neighbouring single storey property no. 7. 

It would also cause difficulties for future maintenance of the boundary with no 7.

LW/21/0215- 11 Bishopstone Road, Bishopstone

Change of use from dwelling (C3) to holiday lets (C1).

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

P23/07/21 Lewes Local Plan – Issues and Options Consultation

The Committee considered report 54/21 of the Planning Officer presenting the Committee with the details of the open consultation regarding the Lewes Local Plan Issues and Options document and seek the Committee's comments for forwarding to Full Council for the final response to the consultation to be agreed.


The following comments were raised by Committee members:

- More weight to be given to Neighbourhood Plans as they had been specifically supported by the local residents.
- Development in Seaford is constrained by the National Park and the sea, its brownfield sites have been developed and remaining green spaces protected so there is very little scope for further development
- The A259 is struggling with current traffic demands.
- Concerns of the smaller, rural villages due to housing demands and how this could change the villages fundamentally.
- Infrastructure will struggle to cope with such increased population.
- Specifying that roof gardens should be a requirement for new blocks of flats
- Building on flood risk areas should be prohibited

It was **RESOLVED** to **AGREE** that Committee members be encouraged to forward any comments or discussion points on the consultation document to the Planning Officer by 11th August for inclusion in the report to the Full Council meeting on 25th August when the Council's formal response would be discussed and agreed.

P24/07/21 Talland Parade Update

The Committee considered report 55/21 of the Planning Officer updating the Committee on the current situation with regard to Talland Parade.

The Planning Officer introduced the report, talking the Committee through the key areas, the need for the District Council to follow the sensible approach to this situation, the concerns raised by a resident regarding the advice from central Government and the intention for regular updates to this Committee. The Committee discussed the reason why the developers may have delayed the works. 

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

P25/07/21 Road Closure Application – Seahaven Pride

The Committee considered report 56/21 of the Planning Officer informing the Committee of proposed road closures for Seahaven Pride on Sunday 29th August 2021.

The Committee clarified the road closure points.

It was **RESOLVED** to **RAISE** no objection to the road closure.

P26/07/21 Rampion 2 Wind Farm Consultation

The Committee considered report 57/21 of the Planning Officer notifying the Committee of the proposed expansion of the Rampion Wind Farm.

It was **RESOLVED** to **RAISE** no objection to the proposed extension to the Rampion Wind Farm.

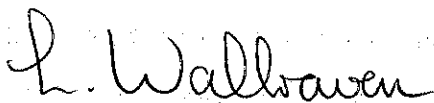
P27/07/21 Update Report

The Committee considered report 58/21 of the Planning Officer notifying the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee.

The Planning Officer introduced the report and confirmed the preference to continue receiving individual decision notices as was the process up to April this year, rather than having to extract the information from monthly decision lists. The Planning Officer talked the Committee through the applications where the District Council had differed to the Town Council's comments and the reasons given for this.

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

The meeting closed at 8.18pm.



Councillor L Wallraven

Chair of Planning & Highways