



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday, 1st September 2022.

Held at the **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 1st September 2022** at **7.00pm**.

Present:

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

Geoff Johnson, Planning Officer

There was one member of the public in attendance

P33/09/22 Apologies for Absence

Apologies for absence were received from Councillors S Adeniji and M Everden.

P34/09/22 Disclosure of Interests

There were no disclosures of interests.

P35/09/22 Public Participation

There was no public participation.

P36/09/22 Planning Applications

LDC Planning Applications received in the week commencing Monday 1st August 2022

[LW/22/0422](#) - **Seaford Primary School, Wilkinson Way** - New single classroom mobile unit with toilet facilities and storage.

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

[LW/22/0505](#) - **45 Chyngton Way** - Conversion of garage with alterations to garage roof and single storey rear extension.

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

[LW/22/0504](#) - **Chyngton Farm, Chyngton Lane** - Prior Notification Under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6 for the erection of a new building for agricultural or forestry use for the National Trust.

It was **REPORTED** that this application had been approved by Lewes District Council prior to the meeting

LDC Planning Applications received week commencing Monday 8th August 2022

[LW/22/0515](#) - **62 Homefield Road** - Installation of 1no rear dormer with flat roof, installation of 3no. front roof windows and re-cladding of front and side gable ends.

It was **RESOLVED** to **SUPPORT** the rear dormer but there were concerns that the alteration to the frontage, by covering most of the length of the roof would have an adverse impact on the property and on the street scene and would contravene para GB04 of the Seaford Neighbourhood Plan Design Guidelines.

LDC Planning Applications received week commencing Monday 15th August 2022

[LW/22/0562](#) - **2 Farm Close** - Hip to gable roof extension to both ends, installation of rear dormer, enlargement of front dormer and alterations to fenestration on all elevations.

It was **RESOLVED** to **OBJECT** to the application on the grounds that the proposed hip to gable extension on both sides of the property would be out of scale and character with the property itself and would be over-dominant and detrimental to the street scene as would the proposed glazing to the frontage. It would therefore be contrary to policy DM25 of the Lewes Local Plan and to para GB04 of the Seaford Neighbourhood Plan Design Guidelines.

LDC Planning Applications received week commencing Monday 22nd August 2022

[LW/22/0559](#) and [LW/22/0560](#) - **4 Church Street** – (Planning and Listed Building Consent Applications) - Change of use from residential to holiday let with internal alterations including addition of a sauna in the basement, addition of shower space to ground floor bathroom and addition of ensuite bathroom on first floor

It was **RESOLVED** to **OBJECT** to the application. There was concern at the fact that the application was retrospective which was unacceptable, especially in the case of a listed building. The dire shortage of suitable rental properties for young people and families had been acknowledged by Lewes DC's Housing Department and was a pressing social problem in the town. Although it was accepted that there was no specific policy on which to base an objection in this case this application flagged up the urgent need for suitable properties to be retained for general residential use.

South Downs National Park Applications

[SDNP/22/03432/HOUS](#) - **Seaford Cottage, Alfriston Road** - Erection of two-storey rear extension, erection of wind turbine and solar panels in garden, installation of solar panels to roof and internal modifications.

It was **RESOLVED** to **SUPPORT** the application in principle subject to certain reservations. It was accepted that policy SD51 of the South Downs Local Plan 2019 and the recently approved Technical Advice Note on Community-Led Renewable Energy proposals required a balance to be struck between the need to promote renewable energy

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and the need to protect the landscape and character of the National Park. In this case it was considered that the extension and roof panels could be supported and that given the siting, size and height of the turbine it would not have a significant adverse impact on the surrounding landscape. It was considered however that the siting of the panel on the turbine would be intrusive and inappropriate.

If it was considered acceptable to grant consent for the panel on the turbine it was requested that it should be non-reflective. Also, given the technical advances in the efficiency of turbines, it was requested that the specification for the proposed turbine should be the most efficient available at the time of construction.

Tree Works Applications

TW/22/0056/TCA - 9 Blatchington Hill - T1 - Group of 5 sycamore stems reduce in height by approx. half to allow more light into the garden and neighbours garden. T2 - Ash Tree - Reduce in height by approx. half to allow more light into the garden and neighbours garden.

It was **RESOLVED** that given the lack of any additional information on the application on Lewes DC'S website the Committee was unable to make any meaningful response to this application.

TW/22/0063/TPO - 7 Benenden Close - Sycamore Stems x 13 in a woodland layout Crown raised and thinned to increase light into the rear of the house and garden and improve the health of the trees including the removal of any dead wood and snapped limbs.

It was **RESOLVED** that given the lack of any additional information on the application on Lewes DC'S website the Committee was unable to make any meaningful response to this application

TW/22/0061/TPO - Ditchling House, 2 Firle Road - T1 - Sycamore - front garden - reduce and reshape crown by approximately 2.5 metres to growth points. Part of a cyclical pruning regime to keep at reasonable size for garden.

It was **RESOLVED** that given the lack of any additional information on the application on Lewes District Council's website the Committee was unable to make any meaningful response to this application.

P36/09/22 Road Closure Application – Seaford Bonfire Night 2022

The Committee considered report 83/22 on proposed road closures for Seaford Bonfire Night on 22nd October 2022.

It was **RESOLVED** to raise **NO OBJECTION** to the proposed scheme of road closures.

P37/09/22 Update Report

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The Committee considered report 84/22 of the Planning Officer and the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee.

The Planning Officer reported a representation from a resident of Homefield Road clarifying the information given on the background to the grant of consent on LW/22/0336 - New Boundary Wall at 3 Homefield Road.

The Planning Officer also reported that the hearing of the appeal by Churchill Retirement Living into the appeal on application LW/21/0660 (Erection of 37 retirement flats on the site of 83-89 Sutton Road) would be held at the Lewes District Council's offices at Southover House, Southover Road, Lewes on Tuesday 20th September 2022 commencing at 10.00am.

Finally, the Planning Officer reported that Lewes District Council had confirmed that High Court proceedings were being instituted to require the removal of the scaffolding at Talland Parade

It was **RESOLVED** to **NOTE** the contents of the report and the additional items of information reported by the Planning Officer

The meeting closed at 8.05pm.

Councillor L Wallraven

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Chair of Planning & Highways Committee