



## Seaford Town Council

### **Seaford Town Council Planning & Highways Agenda – Thursday 3<sup>rd</sup> November 2022**

#### **To the Members of the Planning & Highways Committee**

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

A meeting of the **Planning & Highways Committee** will be held at the **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 3<sup>rd</sup> November 2022** at 7.00pm, which you are summoned to attend.

Adam Chugg

Town Clerk

27<sup>th</sup> October 2022

- **Public attendance at this meeting will be limited to 28 due to the size of the meeting, so public will need to register to guarantee a place**
- **The meeting will be video recorded and uploaded to the Town Council's YouTube channel after the meeting.**
- **See the end of the agenda for further details of public access and participation.**

### **AGENDA**

#### **1. Apologies for Absence**

To consider apologies for absence.

#### **2. Disclosure of Interests**

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

#### **3. Public Participation**

To deal with any questions, or brief representations, from members of the public in accordance with relevant legislation and Seaford Town Council Policy.

In accordance with Town Council policy, members of the public wishing to speak on individual planning applications may do so immediately before each planning application.

#### **4. Planning Applications**

Application deferred from previous meeting

[LW/22/0634](#) - **42 Rookery Way Bishopstone** - Increase in height of roof pitch to create an additional storey, first floor single storey extension to front, installation of 1no dormer to front and 1no dormer to rear and alterations to fenestration on all elevations for Mr A Scotcher.  
LDC Planning Applications received in week commencing Monday 10<sup>th</sup> October

[LW/22/0663](#) - **34 Beacon Road** - Replacement rear extension and roof terrace with installation of 1no glass privacy screen and integral garage conversion with addition of 1no window to side for Mr and Mrs N Hill.

[LW/22/0664](#) - **Unit 4 Cradle Hill Industrial Estate, Cradle Hill Road** - Partial infill at the rear to extend the building into the service yard for Mr J Nimmo.

LDC Planning Applications received in week commencing Monday 17<sup>th</sup> October

[LW/22/0629](#) - **The Seven Sisters, Alfriston Road** - Conversion of the existing building to provide a convenience store to the ground floor, 4no maisonettes above and 4no dwellinghouses within the grounds, ground floor single storey rear extension to store for facilities, 12no car parking spaces to the store, 8no parking spaces for dwellings and 3no guest spaces; 23 in total for Terramek Ltd.

See [report 105/22](#) attached (pages 6 to 9).

[LW/22/0596](#) - **21 Kingsmead** - Retrospective application for the erection of front fence for Mr A Macvean.

[LW/22/0659](#) - **35 Heathfield Road** - Erection of 1no. single-storey dwelling and associated hard and soft landscaping and alterations to 35 Heathfield Road to include erection of attached garage and provision of a driveway with vehicular access onto Heathfield Road for Mr S Rigden.

[LW/22/0675](#) - **6 Hawth Crescent** - Single storey side extension to create annexe with 2no rooflights and front porch extension for Mr D & Mrs S Pleece.

LDC Planning Applications received in week commencing Monday 24<sup>th</sup> October

[LW/22/0693](#) - **7 Esher Close** - Installation of 1no front and 1no rear dormer and erection of single storey rear extension for Mr R Bryant and Miss H Wells.

#### **5. [Road Safety Proposal – Chyngton Primary School](#)**

To consider report 104/22 of the Planning Officer providing an update on East Sussex County Council's programme of road safety works at Chyngton Primary School (pages 10 to 11).

**6. Update Report**

To consider report 106/22 of the Planning Officer and the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee (pages 12 to 13).

## AGENDA NOTES

For further information about items on this Agenda please contact:

Adam Chugg, Town Clerk, 37 Church Street, Seaford, East Sussex, BN25 1HG

Email: [meetings@seafordtowncouncil.gov.uk](mailto:meetings@seafordtowncouncil.gov.uk)

Telephone: 01323 894 870

### Circulation:

All Town Councillors, Young Mayor, Deputy Young Mayor and registered email recipients.

### Public Access:

Members of the public looking to access this meeting will be able to do so by:

1. Attending the meeting in person.

The Town Council asks that you contact [meetings@seafordtowncouncil.gov.uk](mailto:meetings@seafordtowncouncil.gov.uk) or 01323 894 870 to register your interest in attending at least 24 hours before the meeting.

Spaces will be assigned on a first come, first served basis.

Please note that if you don't register and just attempt to turn up at the meeting, this could result in you not being able to attend if there is no space.

OR

2. Watching the recording of the meeting on the [Town Council's YouTube channel](#) , which will be uploaded after the meeting has taken place.

### Public Access to the Venue:

If you are attending the meeting in person, please arrive for 6.55pm where you will be shown into the meeting for a 7.00pm start.

Please note that the front door of the building will be locked at 7.00pm and remain locked during the meeting for security reasons. As such, if you arrive after this time, you will not be able to access the meeting.

When members of the public are looking to leave, they must be escorted out of the building by a Town Council officer. There is also a signposted back door which can be exited through if required.

### Public Participation:

Members of the public looking to participate in the public participation section of the meeting must do so in person, by making a verbal statement during the public participation section of the meeting.

Below are some key points for public participation in the meeting:

1. Your statement should be regarding business on the agenda for that meeting.
2. You will only be able to speak at a certain point of the meeting; the Chair of the meeting will indicate when this is.
3. You do not have to state your name if you don't want to.
4. If you are unsure of when best to speak, either query this with an officer/councillor ahead of the meeting or raise your hand during the public participation item of the meeting and ask the Chair – they will always be happy to advise.
5. When the Chair has indicated that it is the part of the meeting that allows public participation, raise your hand and the Chair will invite you to speak in order.
6. Statements by members of the public are limited to four minutes and you don't automatically have the right to reply. The Chair may have to cut you short if you overrun on time or try to speak out of turn – this is just to ensure the meeting stays on track.
7. Where required, the Town Council will try to provide a response to your statement but if it is unable to do so at the meeting, may respond in writing following the meeting.
8. Members of the public should not speak at other points of the meeting.
9. A summarised version of your statement, but no personal details, will be recorded in the minutes of the meeting.

#### Public Comments

Members of the public looking to submit comments on any item of business on the agenda can do so in writing ahead of the meeting and this will be circulated to all committee members. Comments can be submitted by email to [planning@seafordtowncouncil.gov.uk](mailto:planning@seafordtowncouncil.gov.uk) or by post to the Town Council offices.

#### Health & Safety Measures:

While Covid restrictions are no longer mandated the Town Council wishes to stay vigilant and mindful of the health and safety of its meeting participants by upholding the requirement that you should not attend the meeting if you are displaying any Covid-19 symptoms (or have tested positive) as identified on the [NHS website](#) or symptoms of any similarly contagious illness.



## Seaford Town Council

<b>Report No:</b>	<b>105/22</b>
<b>Agenda Item No:</b>	<b>4</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>3<sup>rd</sup> November 2022</b>
<b>Title:</b>	<b>Application LW/22/0629 Seven Sisters Public House, Alfriston Road</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To provide further information relevant to planning application LW/22/0629 - Seven Sisters Public House, Alfriston Road</b>

### Recommendations

#### The Committee is recommended:

1. To take this information into account when considering the Committee's response to the application.

### 1. The First Application

- 1.1 At the meeting on 28<sup>th</sup> April 2022, the Town Council's Planning & Highways Committee considered application LW/22/0241 for the development of the Seven Sisters site at Alfriston Road. The application was for a mixed retail and residential scheme with a total of 22 parking spaces.
- 1.2 The Committee made the following comments on the application:-  
It was acknowledged that this site was allocated for the provision of nine dwellings in the Seaford Neighbourhood Plan so there could be no objection in principle to the proposed residential development. Also there was no objection in principle to the provision of the retail store which would also provide valuable local employment. There were however some concerns about certain details of the scheme as follows:-

- (a) There was no Transport Statement submitted with the application despite a specific request from the Officer in her pre application advice. It is assumed that the Highways Authority will be providing its assessment of the proposals in due course. When the traffic assessment was made for the purposes of the Neighbourhood Plan there were no concerns as it was then envisaged as a purely residential scheme which would generate less traffic than the Public House. A mixed retail/residential scheme was not considered at that time. Careful consideration should therefore be given to any concerns/requirements of the Highway Authority arising from the proposed mixed use.
- (b) Members considered problems could arise from the regular delivery lorries having to reverse in or out of the parking area and from the impact of additional traffic entering and leaving the store on the traffic flows on the busy Alfriston Road. Mitigation measures may therefore be required within the parking area.
- (c) The pre-application advice had also referred to the need to give careful consideration to the extra ducting/plant for the retail use. Although the supporting statement refers to the distances to houses to the rear of the proposed store and the additional provision of a 90 fence, expert input should be required to ensure no adverse environmental impact on the houses in question. For the same reason consideration should be given to providing a more substantial tree belt between the store and the properties at the rear.
- (d) There is no reason why the store's opening hours should be influenced by the opening hours of the former Public House. Other local retail stores in similar locations close at 2200 and this is considered to be appropriate given the nature of the area.

## **2. The Current Application**

- 2.1** Shortly after the Town Council's response, Lewes District Council and the East Sussex County Council, as Highways Authority, both raised significant concerns about the application and it was withdrawn to allow time for the objections to be considered by the applicants.
- 2.2** Lewes District Council's concerns were:-

- (a) Location of plant on main road for the convenience store was inappropriate and too close and to proposed dwellings, H3 and H4.
- (b) Extension to existing build was too close to proposed dwelling, H3.
- (c) Houses H1 and H2 were not following the street line and have different relationship with the site.

**2.3** East Sussex Highways' objections were:-

- (a) The proposal would lead to increased traffic hazards on the C39 by reason of the inadequate visibility at the existing access and would therefore be contrary to para 109 of the National Planning Policy Framework.
- (b) The development includes the provision of an additional paired vehicular access introducing further hazard points on Etherton Way created by the additional slowing, stopping, turning and reversing traffic at this point and would therefore be contrary to para 111 of the National Planning Policy Framework.
- (c) The proposal does not provide adequate parking facilities within the site which would result in additional congestion on the public highway, causing interference with the free flow and safety of traffic on Etherton Way and Alfriston Road and would therefore be contrary to para 105 of the National Planning Policy Framework.

**2.4** The current proposals for the scheme set out on the agenda, which is broadly similar to the first scheme but with a revised layout and one additional parking space. The layout has been revised to take into account the concerns of the District and County Councils.

**2.5** The applicants state that they have made the following revisions to meet the concerns listed above namely:-

- (a) Relocating the plant to the rear of the main building, away from the main street at the back of the existing building and at the end of the gardens. This addresses the amenity issues raised with the previous proposal.
- (b) The extension to the main building has been moved away from the proposed houses (H3 & H4), so that the single storey extension is now 7/8 meters away.




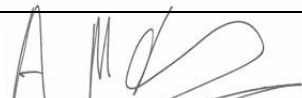
- (c) Having more space between the proposed houses and the existing building and extension creates a more open site layout and space between the buildings, addressing the concerns raised previously regarding lack on openness.
- (d) The stairs to the flats to the converted existing building will not overlook the proposed houses as these start with a high balustrade and step into the building. At first floor level, there is buffer planting and screening to also avoid overlooking when the maisonette conversions are accessed.
- (e) The treatment along Etherton Way will be greatly improved with the existing garages and storage removed and replaced with a landscaped hedge and single storey bin store and cycle store, which help to reduce the scale along the street. The street scene now has scale and animation and a distinct character, addressing the issues raised. This is not simply a question of relocating the plant but also the composition of the proposed units and their massing and scale along the street.
- (f) The proposed houses to the north are in line with the single storey brick extension behind the low-level cycle store and to the south, the proposed houses are set back to the original line of the existing building but change orientation to signify the entrance to the site and be parallel to the southern boundary (same as the previous orientation).
- (g) The previous off-street parking to the houses to the south (H1 & H2) has been relocated to the side of these units. This is better for the street scene, keeping a consistent approach in keeping with the overriding character of the area and also follows the recommendation from East Sussex County Council. This addresses concerns made regarding the design and East Sussex Highways.

### 3. Financial Appraisal

3.1 There are no direct financial implications as a result of this report.

### 4. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer	
Town Clerk	



## Seaford Town Council

<b>Report No:</b>	<b>104/22</b>
<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>3<sup>rd</sup> November 2022</b>
<b>Title:</b>	<b>Road Safety Works – Chyngton Primary School</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To provide the Committee with an update on East Sussex County Council's programme of road safety works at Chyngton Primary School</b>

### Recommendations

#### The Committee is recommended:

1. To note the report.

## 1. Information

- 1.1** At its meeting on 25<sup>th</sup> November 2021, the Town Council's Community Services Committee was presented with a road safety proposal (report 128/21, page 101 of the [published agenda](#)) relating to the roads in the vicinity of Chyngton Primary School.
- 1.2** The Community Services Committee considered the report and heard statements of public support for the proposal. The Committee then agreed a course of actions for officers to take to evidence the Town Council's support of the proposed road safety improvements.
- 1.3** The Town Council was pleased to learn that the County Council has recently confirmed funding for a programme of road safety works at Chyngton Primary School.
- 1.4** The works are:-
  - (a)** Provision of enhanced school warning signs

- (b) Provision of additional school amber flashing lights on northbound approach of Walmer Road
- (c) Provision of red coloured surfacing beside the school warning signs in Hillside Avenue and Walmer Road
- (d) Renewal of school warning sign in Saltwood Road
- (e) Provision of new SLOW road markings at each set of school warning signs.

1.5 It is anticipated that the scheme will be completed before the end of the financial year in March 2023.

## 2. Financial Appraisal

2.1 There are no direct financial implications to the Town Council as a result of this report.

## 3. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer	
Town Clerk	



## Seaford Town Council

<b>Report No:</b>	106/22
<b>Agenda Item No:</b>	6
<b>Committee:</b>	Planning & Highways
<b>Date:</b>	3 <sup>rd</sup> November 2022
<b>Title:</b>	Update Report
<b>By:</b>	Geoff Johnson, Planning Officer
<b>Purpose of Report:</b>	To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee

### Recommendations

#### The Committee is recommended:

1. The Committee is recommended to note the report and the decisions set out in the Schedule.

### 1. Information


- 1.1 The attached schedule lists the decisions taken by Lewes District Council since the last Committee meeting on applications previously considered by the Committee

### 2. Financial Appraisal

- 2.1 There are no direct financial implications of this report.

### 3. Contact Officer

- 3.1 The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer	
Town Clerk	

## Report 106-22 Appendix A

### **SCHEDULE OF LEWES DISTRICT COUNCIL DECISIONS RECEIVED SINCE THE COMMITTEE'S LAST MEETING ON 20<sup>th</sup> OCTOBER 2022**

#### **Approvals – No Objections from STC**

**LW/22/0422 - Seaford Primary School, Wilkinson Way** - New mobile classroom unit

**LW/22/0591 – 40 Etherton Way** - Replacement of rear window with glazed doors, with steps leading to garden area (Resubmission following refused LW/21/0794)

**LW/22/0580 – 8 Headland Avenue** - Demolish rear conservatory and replace with part single storey and part two storey rear extension, reinstate garage (formerly converted), and replace radial bays with square bays, replace windows, roof tiles and sand/cement render, to include associated hard/soft landscaping works

**LW/22/0574 - 6 Marine Drive, Bishopstone** - Single storey rear extension, garage conversion with single storey front extension

**LW/22/0552 – 6 Bowden Rise** - Erection of two-storey part side and rear extensions, single storey rear extension and alterations to fenestration

#### **Approvals – Objection from STC**

**LW/22/0431 - Port Manor Care Home, Homefield Road** – 5 illuminated post signs and one wall-mounted sign – Reasons for Approval – Only 3 signs visible to the public. Standard illumination. Not considered to be excessive.

#### **Refusals – Objection from STC**

**LW/22/0562 – 2 Farm Close** – Hip to gable roof extension and front and rear dormers – Reason for Refusal: Too bulky, out of character with street scene and unacceptable overlooking to neighbour at rear

#### **Refusals – No Objection from STC**

None

Geoff Johnson, Planning Officer

27<sup>th</sup> October 2022