



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday, 3rd November 2022.

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG on Thursday 3rd November 2022 at 7.00pm.

Present:

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

Geoff Johnson, Planning Officer

There were seven members of the public and Councillor S Adeniji in attendance.

P50/11/22 Apologies for Absence

Apologies for absence were received from Councillor J Lord.

P51/11/22 Disclosure of Interests

Councillor J Edson declared that, for clarification, although he lived in the same road as the property in application LW/22/0634, his property would not be affected by the proposed development and he would therefore be speaking and voting on the application

P52/11/22 Public Participation

There was no public participation.

P53/11/22 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

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

It was accepted that the applicant has followed the advice of the Case Officer in providing rooms in the roof rather than a new upper floor and that the proposed roof pitch was lower than that shown in LW/22/0358. The increase in the roof pitch was still unacceptable however and, taking into account the existing large front projection the proposed dwelling will be too bulky and would have a much greater impact than the comparable dwelling at

no.32 where the gaps between dwellings are wider. The proposed dwelling would be out of character with the scale of the surrounding properties and street scene and therefore contrary to policy DM 28 of the Lewes Local Plan.

LDC Planning Applications received in week commencing Monday 10th 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.

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

[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.

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

LDC Planning Applications received in week commencing Monday 17th 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.

<u>Speaker</u>	<u>Statement</u>
<i>Resident A</i>	<i>Privacy of the neighbouring properties could be affected by overlooking from the stairway to the maisonettes.</i>
<i>Resident B</i>	<i>The trees on the site boundary with nos. 11,15 and 17 Etherton Way needed to be cut back or pollarded as they were littering the rear gardens of the properties with leaves and debris and causing loss of daylight. There had been no response to their complaints from the site owners.</i>
Town Council Response	The residents were thanked for their contributions.
Councillor S Adeniji	Concern at the state of the road by proposed houses H3 and H4. The road surface needed improving in order to provide safe access.

The Committee considered report 105/22 of the Planning Officer. The report set out the Committee's previous decision on the proposals taken at the meeting on 28th April 2022 in respect of application LW/22/0241.

The scheme had been supported in principle but there had been concerns over some aspects of the scheme, in particular the safety of the access on to Alfriston Road. The report set out the amendments and revisions which had been made to that scheme. It was **RESOLVED** to continue to **SUPPORT** the application with the following additional comments:-

- a) The proposed highway and traffic safety measures at the junction of the access road including the proposed parking restrictions are accepted provided they are achievable and acceptable to the ESCC as Highway Authority.
- b) The proposed amendments to protect the residents in Etherton Way from loss of privacy and overlooking from the proposed stairway to the flats are accepted provided they meet the requirements of the District Council
- c) Consideration should be given to an additional requirement to improve the current unmade surface of the length of Etherton Way accessing the two dwellings H3 and H4
- d) Consideration should also be given to the proper maintenance of the boundary trees in the SW corner of the site which are having an adverse impact on the amenities of nos. 11,15 and 17 Etherton Way
- e) It is still considered that the closing time of 2200 previously requested by the Committee should be applied by condition. There is no reason why the closing time of the former public house of 2300 should automatically be applied to the retail store. 2200 strikes the right balance between the needs of the store and the need to protect the amenities of neighbouring residents
- f) In view of the restricted site and its location, a comprehensive Construction and Environmental Management Plan should be required by condition

(7.45pm - there was a short break while members of the public left the room. The meeting resumed at 7.47pm)

LW/22/0596 - 21 Kingsmead - Retrospective application for the erection of front fence.

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

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.

<u>Speaker</u>	<u>Statement</u>
<i>Applicant's Agent</i>	<i>The current dwelling was on a double plot with a large gap to the neighbouring dwelling. Pre-app advice sought in 2021 had been positive. The new dwelling would have a low profile. The flint wall at the rear would be retained. There</i>

	<i>would be solar gain incorporated into the construction design. No mature trees would be lost.</i>
Town Council Response	The agent was thanked for their contribution.

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

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

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

LDC Planning Applications received in week commencing Monday 24th October

[LW/22/0693](#) - **7 Esher Close** - Installation of 1no front and 1no rear dormer and erection of single storey rear extension.

<u>Speaker</u>	<u>Statement</u>
<i>Applicant's Agent</i>	<i>The extended accommodation was needed for the applicants' young family. The proposals were similar to a recent development close by in Homefield Road.</i>
Town Council Response	The agent was thanked for their contribution.

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

54/11/22 Road Safety Proposal – Chyngton Primary School

The Committee considered report 104/22 of the Planning Officer confirming that funding had been approved by East Sussex County Council for a programme of road safety works at Chyngton Primary School.

The programme of works was welcomed and a Town Councillor was thanked for their efforts in getting the funding approved but there was disappointment expressed at the failure to meet the main safety requirement at the site which was for a proper road crossing.

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

55/11/22 Update Report

The Committee considered 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.

The Planning Officer also confirmed that the Appeal Hearing on the proposed development by Churchill Retirement Living at 83-89 (odds) Sutton Road would take place at Southover House, Lewes on Wednesday 9th November commencing at 10.00am.

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

The meeting closed at 8.22pm.

Councillor L Wallraven

Councillor L Wallraven

Chair of Planning & Highways Committee