



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday, 11th August 2022.

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG on Thursday 11th August 2022 at 7.00pm.

Present:

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

Geoff Johnson, Planning Officer

There were 14 members of the public attendance.

P27/08/22 Apologies for Absence

Apologies for absence were received from Councillor D Argent.

P28/08/22 Disclosure of Interests

There were no disclosures of interests.

P29/08/22 Public Participation

| Speaker | Statement |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resident A | <i>Commenting on item 5 relating to the review of the Neighbourhood Plan, wanted to know if the Council was looking for matters to be included in the review now or later, when the review timetable had been announced and the Steering Group reconstituted.</i> |
| Town Council Response | Thanked the resident for their contribution. |
| Resident B | <i>Showed the Committee a 2.4 metre stick to illustrate excessive height of the proposed fence A 2.4 metre boundary fence would dominate the small rear gardens of properties in Cricketfield Road. The current attractive open views from the rear would be wiped out</i> |
| Town Council Response | Thanked the resident for their contribution. |

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| <i>Resident C</i> | <i>Moved to Seaford two years ago attracted by the low crime rate and quality of amenity. Support safeguarding in principle but cannot see the reason for such a high fence on boundary. It could be set back to create a wildlife corridor.</i> |
| Town Council Response | Thanked the resident for their contribution. |
| <i>Resident D</i> | <i>Speaking on behalf of his mother - the western boundary fence would restrict exit from the rear and prejudice fire safety.</i> |
| Town Council Response | Thanked the resident for their contribution. |
| <i>Resident E</i> | <i>Worked in children's safeguarding but did not accept the need for a fence of this height and design in a low-crime area. It could have an impact on the mental health of residents on the western boundary.</i> |
| Town Council Response | Thanked the resident for their contribution. |
| <i>District Councillor Christine Brett</i> | <i>Also speaking in objection to the application on behalf of County Cllr Carolyn Lambert. There was no evidence of crime/vandalism on this site to justify such a high fence. It was unnecessary and unneighbourly. ESFR should be consulted. It was already a secure site with the caretaker always present. No prior consultation with residents. No consideration for protection of badgers. Please take residents' objections into account.</i> |
| Town Council Response | Thanked the resident for their contribution. |

P30/08/22 Planning Applications

LDC Planning Applications received in the week commencing Monday 18th July 2022

LW/22/0275 – **Seaford Head Lower School, Steyne Road** - Replacement of existing boundaries with fence to improve safeguarding measures.

It was **RESOLVED** to **OBJECT** to the application. While it was acknowledged that it was Government policy to provide and improve safeguarding and security at schools and the policy was supported 'in principle', it was considered in the case of the proposals for this school there were several compelling issues which outweighed the need to implement this scheme. These were:-

- a) The provision of 2.4 metre fencing tight to the western boundary would create an unacceptable form of enclosure to the rear of properties in Cricketfield Road which currently had the benefit of wide-open views to the downland to the east. Taking into account the short rear gardens of those properties the fencing would be overbearing and seriously detrimental to residential amenities and would cause fire safety problems by restricting exit from the rear of the properties

- b) There had been no consultation with the residents most affected by the proposals.
- c) The school buildings were already relatively secure with a caretaker living on-site and it was considered that additional security could be achieved with far less intrusive measures than those proposed.
- d) The new boundary fencing to the south would be likely to interfere with access to existing badger setts.
- e) The town is a 'low crime' area and the nature and number of incidents at the school did not justify the type of scheme proposed.

(There was a short break at 7.32pm to allow members of the public to leave the meeting. Cllr Sam Adeniji also left the meeting at this point. The meeting resumed at 7.34 pm.)

LDC Planning Applications received week commencing 25th July 2022

LW/22/0276 – Saxon Lodge, Saxon Lane – Listed Building Consent Application – Remove and rebuild part of garden wall.

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

LW/22/0497 – 21 Sandore Road – Single storey side extension, installation of solar panel array and Julie balcony to rear with associated soft/hard landscaping.

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

LW/22/0502 – 14 Grosvenor Road – Single storey rear extension with roof lantern and raised patio steps.

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

LW/22/0486 – 29 Richington Way – Installation of a front dormer and rear dormer.

It was **RESOLVED** to **OBJECT** to the application. There was no objection to the front dormer as it matched others in the immediate locality. However, the rear dormer in covering the entire width of the roof would give the rear of the property the appearance of a two-storey dwelling which would be intrusive, out of character with the surrounding properties and contrary to the clear guidance in para GB04 (dormers and rooflights) of the Design Guidelines in the Seaford Neighbourhood Plan.

LW/22/0476 – 18 Dukes Close – Single storey rear extension with 2 x roof lanterns.

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

Tree Works Applications

TW/22/0059/TPO – 15 Barn Close – Trees: Sycamore trees T1 and T2 next to south-west boundary fence of 15 Barn Close.

Works: Reduce canopy back to previous pruning points – up to 30% only.

Reason for Works: To allow more light into the dwelling.

It was **RESOLVED** to **SUPPORT** the application with the proviso that the work should not be carried out until the end of October at the earliest on the grounds that in the current dry weather the trees would be 'under stress' and any work could cause them serious harm. Hopefully, by the end of October the root system would be replenished sufficiently to allow the trees to cope with the pollarding/crown reduction.

[TW/22/0054/TCA](#) – **Russet House, 46 Firle Road** – Five sycamore trees of over 10

metres. Two are causing damage to the party wall in garden and one is severely overhanging the road. Some branches will need to be removed. Density reduction of 30-50% required for all five trees and lifting of lower crown (as advised by Tree Surgeon).

It was **RESOLVED** to **SUPPORT** the application. It was acknowledged that pollarding was required but as the trees would currently be 'under stress' from the exceptionally dry weather, any work should not take place until the end of October at the earliest.

P31/08/22 Seaford Neighbourhood Plan Review Process

To consider report 65/22 of the Planning Officer on the process of reviewing a neighbourhood plan and the current situation regarding a possible review of the Seaford Neighbourhood Plan.

It was **RESOLVED**:-

1. To note the contents of the report.
2. To note that it is still too early to consider formally reappointing a steering group to deal with a review of the current Seaford Neighbourhood Plan and to start the review process. However, the progress of the Lewes Local Plan will be closely monitored and a further report be made to this Committee once the submission draft of the Lewes Local Plan is published and the national policy background has become clearer.

P32/08/22 Update Report

The Committee considered report 64/22 of the Planning Officer and the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee.

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

The meeting closed at 8.00pm.

Councillor L Wallraven

Chair of Planning & Highways Committee