



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday, 20th April 2023

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG on Thursday 20th April 2023 at 7.00pm.

Present:

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

Geoff Johnson, Planning Officer

There were 2 members of the public in attendance

The Committee thanked the Planning Officer for his work and expertise during this administration.

P94/04/22 Apologies for Absence

Apologies for absence were received from Councillor M Everden.

P95/04/22 Disclosure of Interests

No interests were declared.

P96/04/22 Public Participation

There was no public participation.

P97/03/22 Planning Applications

LDC Planning Applications received in week commencing Monday 20th March 2023

LW/23/0176 - 32A Broad street - Installation of 1no. illuminated fascia sign and 1no. non-illuminated projection sign.

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

LW/23/0088 - 37 Westdown Road - Demolition of the existing rear conservatory, erection of single storey rear extension

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

LDC Planning Applications received in week commencing Monday 27th March 2023

LW/23/0105 - 50 Kingston Way - Proposed single storey extensions to front and rear.

Speaker	Statement
<i>Resident A</i>	<i>The speaker circulated photos showing their property and the extent of the proposed front extension. Expressed concern that the front extension would block light to the dining room window and spoil the open plan character of this part of Kingston Way. There would be a very narrow gap between the property and the extension. It would also reduce the amount of sunlight the property. There were therefore strong objections to the application</i>
Town Council Response	Thank the resident for their contribution.

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

The projection of the front extension adjacent to no 52 was too large and overbearing and would cause unacceptable loss of light and privacy to that property. The extension would also have an unacceptable impact on the open character and the general pattern of the frontages of properties in this part of Kingston Way. It would therefore be contrary to policy DM 25 of the Local Plan and to the guidance in para GB05 in the Design Guidelines of the Seaford Neighbourhood Plan

LW/23/0192 - 23 Barn Close - Extending the ground floor front of house to run in line with existing Porch. This includes a new Velux window in the porch roof. Loft Conversion with a rear full width dormer. New bifold doors at the back of the house. All windows change to triple glazing.

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

The rear dormer proposed would be too large and overbearing, would unbalance the appearance of this pair of semi-detached houses and by taking up the entire width of the roof would not be subordinate to the original dwelling. It would therefore be contrary to the guidance in para GB04 of the Design Guidelines in the Seaford Neighbourhood Plan and to policy DM 25 of the Local Plan.

LW/23/0195 – 93 Vale Road – Demolition and replacement of single-storey rear extension

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

LW/23/0198 – 46 Richington Way – Rear and side wrap-around single storey extension with second storey rear extension and rear balcony

It was **RESOLVED** as follows:-

The Town Council supported the previous refused application LW/22/0732. It is acknowledged that there were concerns regarding the size and impact of the original proposals but it is still considered that, taking into account the size of the plot, the proposals can be supported as they will not have any significant impact on neighbouring properties and the character of the area.

If consent is granted a condition is requested requiring obscure glazing to the balcony.

LW/23/0032 - Flats 3,4,7 and 8 West Beach court, 54 Marine Parade - Replacement of 4 front balcony balustrades with glass and steel balustrades to first floor flats 3, 4, 7 and 8. It was **RESOLVED** to **SUPPORT** the application.

LDC Planning Applications received in week commencing Monday 10th April 2023

LW/23/0208 - 72 Sutton Road - Single Storey Rear Extension.

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

Tree Works Applications

TW/23/0026/TCA - 5 The Crouch, Crouch Lane - Leylandii (T1) - to fell to ground level Sycamore (T2) - to re-pollard (Removing 3 metres of growth, leaving tree at 3 metres tall after works carried out).

It was **RESOLVED** to **SUPPORT** the application subject to no work being carried out during the nesting season.

TW/23/0025/TPO - 2 The Barn House, Firlie Road - T1 Beech overhanging neighbours property. Reduce overall by 2 - 3 metres and lightly thin. Removing crossing branches, all pruned to significant growth points. Tree is leaning towards neighbouring property and owners are concerned for the roof. Beech T2 and T3 Reduce overall by 2-3 metres, at least a metre above where it was last pruned and to significant growth points in order to retain the health of the trees. Trees are restricting light in the garden and creating damp areas on the grass.

It was **RESOLVED** to **SUPPORT** the application subject to no work being carried out in the nesting season.

P98/04/22 Proposed New Permitted Development Rights

The committee considered report 212/22 presenting details of the consultation on proposed new Permitted Development rights for the Committee to consider and comment on. Responses had to be sent to the Department of Levelling Up, Housing and Communities before 25th April.

It was **RESOLVED** to **COMMENT** as follows:

The Committee was broadly supportive of all five sets of proposals i.e relating to recreational campsites, solar panels, solar canopies, installation of EV charging points and use of land and buildings for film making. The only concern related to the possible harm from excessive glare from solar equipment particularly panels installed in domestic buildings and facing the highway. Consideration should be given for the extension of the prior approval procedure relating to the installations at non-domestic buildings to also cover domestic buildings.

P99/04/22 Infrastructure Levy Proposals

The Committee considered report 213/22 presenting details of the consultation on the Government's proposed new infrastructure levy for consideration and comment. Responses had to be submitted before 9th June 2023.

The Committee considered a list of questions relevant to Town/Parish Councils which had been extracted from the full Consultation document.

It was **RESOLVED** that the following responses to those questions be sent to the Department of Levelling Up, Housing and Communities.

Question 4: Do you agree that local authorities should have the flexibility to use some of their Levy funding for non-infrastructure items such as service provision? **YES. In certain circumstances the provision of services could be just as valuable to a community as the provision of infrastructure.**

Question 5: Should local authorities be expected to prioritise infrastructure and affordable housing needs before using the Levy to pay for non-infrastructure items such as local services? **UNSURE Not aware of any reason why all areas of need including local services should not be assessed equally**

Question 6: Are there other non-infrastructure items not mentioned in this document that this element of the Levy funds could be spent on? **UNSURE.**

Question 25: In the context of a streamlined document, what information do you consider is required for a local authority to identify infrastructure needs? **Most authorities will be**

aware of what areas require funding. The priority is to avoid the lag between needs being identified and funding being applied to the areas of need

Question 26: Do you agree that views of the local community should be integrated into the drafting of an Infrastructure Delivery Strategy? **YES. The local community will always be acutely aware of priorities in the areas that need funding**

Question 34: Are you content that the Neighbourhood Share should be retained under the Infrastructure Levy? **YES Town and Parish Councils are directly in touch with their local communities and should continue to bear the responsibility for allocating their share to local infrastructure and services**

Question 35: In calculating the value of the Neighbourhood Share, do you think this should A) reflect the amount secured under CIL in parished areas (noting this will be a smaller proportion of total revenues), B) be higher than this equivalent amount C) be lower than this equivalent amount D) Other (please specify) or E) unsure. **The Neighbourhood Share should be higher than the current amount secured under CIL. Consideration should be given to a tiered system depending firstly on whether the Town/Parish has an adopted Neighbourhood Plan and secondly on the size of that authority's Annual Budget. This would prioritise those authorities who were providing a wider range of services to the public and carrying out functions on behalf of the District Council**

P100/04/22 Road Closure Applications – Armed Forces Day 2023

The committee considered report 211/22 presenting details of the Town Council's application for the proposed road closure for Armed Forces Day on Saturday 24th June 2023.

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

P101/04/22 Update Report

The committee considered report 210/22 on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee.

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

The meeting closed at 8.20pm.

Councillor L Wallraven

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Chair of Planning & Highways