



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – 21st July 2022

To the Members of the Planning & Highways Committee

Councillors L Wallraven (Chair), L Boorman (Vice Chair), S Adeniji, 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 21st July 2022** at **7.00pm**, which you are summoned to attend.

Adam Chugg

Town Clerk

14th July 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

LDC Planning Applications received week commencing Monday 27th June 2022

[LW/22/0286](#) - **Land to the South of Florence House, Southdown Road** - Erection of a 60-bed care home (within Use Class C2), with associated works including access, parking and landscaping for Frontier Estates ([see report 62/22 attached](#), pages 5 to 9).

[LW/22/0405](#) - **7 Corsica Road** - Replacement of conservatory with single storey rear extension with raised decking and balustrade for Mr S Tucker.

[LW/22/0440](#) - **3 Adelaide Close** - Two storey side extension with front and rear dormers, replacement of conservatory with single storey rear extensions for S Melville.

[LW/22/0431](#) - **Port Manor Care Home, Homefield Road** – Advertisement Consent Application - Installation of 5no illuminated post mounted signs and 1no non-illuminated wall mounted sign for Mr Devlin.

[LW/22/0438](#) - **41 Normansal Park Avenue** - Installation of front dormer for Mr & Mrs Rolfe.

LDC Planning Applications received week commencing 4th July 2022

[LW/22/0352](#) - **15 - 17 High Street** – Listed Building Consent Application - Repair of timber roof structure, including the partial rebuilding of the chimney, repairs to 1st floor and replacement of roof tiles to include new membranes and insulation for Mr P Wong.

[LW/22/0449](#) - **21 Victor Close** - Two storey side extension for K Reffell.

LDC Planning Application received week commencing 11th July 2022

[LW/22/0461](#) - **1 Corsica Road** - Extension of detached single storey garage with front electric car charge point and alterations to fenestration and erection of front porch.

SDNPA application

[SDNP/22/02884/HOUS](#) - **1 New Cottages, The Street, Bishopstone Village** - Removal of existing barn and erection of single-storey detached annexe for Mr J Phillips.

Tree Works Application

[TW/22/0048/TPO](#) - **Greenholm Chyngton Lane** - T1 - Holm Oak - reduce and reshape crown by 2.0-2.5 metres. Planning consent has been given to Mr Meredith for lesser works, however, this application is for additional work due to basal decay evident for the safety of the users of the adjacent lane for Mr G Meredith

5. [Road Closure Application – French Market](#)

To consider report 61/22 of the Planning Officer informing the Committee of proposed road closures for the French Street Market on Friday 16th September 2022 (pages 10 to 11).

6. [Update Report](#)

To consider report 60/22 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: admin@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 admin@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.

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 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

Report No:	62/22
Agenda Item No:	4
Committee:	Planning & Highways
Date:	21st July 2022
Title:	Application LW/22/0286 - Land to the South of Florence House, Southdown Road
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To accompany planning application LW/22/0286 being presented to Committee for consideration as a consultee

Recommendations
The Committee is recommended:
1. Members are requested to take these issues into account when considering the Town Council's formal response to Lewes District Council.

1. The Application and Background

- 1.1 Application LW/22/0286 for the erection of a 60-bed care home (Class C2) with associated works including access, parking and landscaping was validated on 20th June 2022 and is now under consultation.
- 1.2 Its submission follows a lengthy period during which the applicants have been in pre application discussions with Lewes District Council (LDC) and carrying out their own public consultation exercise.
- 1.3 The Town Council was invited to contribute to the pre-application discussions by LDC in June 2020 during the time when no public meetings were being held due to the Covid pandemic.
- 1.4 The proposals at that time were for a 75-bed care home. Members of the Planning & Highways Committee were informed of the proposals and asked for their views. The response sent back to LDC is appended to this report.

2. History

- 2.1** Although there is no Planning History referred to in the applicant's Planning Statement there have in fact been several applications in the past, mostly for housing. Between 1963 and 1984 there were at least five applications for schemes varying from 14 to 32 dwellings; all these applications were refused.
- 2.2** In the 'Call for Sites' in 2017, during the preparation of the Lewes Local Plan Part 2, a proposal was submitted on behalf of the owners for a terrace of six detached houses behind the hedge fronting Southdown Road and a further house, a manager's residence, making a total of seven dwellings.
- 2.3** The main arguments submitted in favour of the scheme were :-
- (a)** That it could be delivered without compromising the Heritage Coast or National Park
 - (b)** That it is in a sustainable location
 - (c)** That it will contribute to affordable housing and CIL
 - (d)** That it would support a local business i.e. the retreat, conference centre and wedding venue, and enable it to improve its facilities
 - (e)** Small clusters of housing have less of an impact than large sites.
- 2.4** It was on this basis that the Seaford Neighbourhood Plan, supported by LDC, allocated the site for seven dwellings.

3. Objections

- 3.1** The application and supporting documents have been posted on LDC's website for three weeks. During this time 33 objections have been posted. The main themes of the objections are :-
- (a)** Massive overdevelopment of the site
 - (b)** Intrudes into high quality landscape and views into the National Park
 - (c)** Local health services are already stretched to the limit. They will be stretched to breaking point if there is a further influx of elderly residents who already have acute health needs
 - (d)** There is already an overcapacity of care home beds in the town and staff shortages at existing homes
 - (e)** The town needs more housing for families and young people
 - (f)** The scheme would generate more traffic

- (g) Very little of the vacated housing released on to the market by the occupants of the care home would be local.

4. Supporting Considerations

4.1 The main issues supporting the care home proposals are set out in the applicant's Planning Statement:-

- (a) LDC accepted the principle of development of the site in pre-application discussions
- (b) The building has a high-quality design, matching characteristics of other development in the area
- (c) Retains appropriate separation from the properties opposite
- (d) It is of a scale, form, height and mass that it compatible with the locality and continues to allow views of the National Park and wider landscaped area
- (e) Provides much-needed care for the elderly


4.2 The applicant's Planning Consultant is intending to attend the meeting to make a brief representation during public participation and to be available to answer questions from Committee members if necessary.

5. Financial Appraisal

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

6. Contact Officer

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

Planning Officer	
Town Clerk	

Report 62/22 Appendix A

PRE-APP SUBMISSION ref PREAPP/20/0061 BY FRONTIER ESTATES LTD.

RE : PROPOSED 75 BED CARE HOME AT 'FLORENCE HOUSE' SOUTHDOWN ROAD

The members of the Town Council's Planning and Highways Committee have received all the documentation submitted on this scheme and have been consulted by email.

The views and comments received are as follows:-

1. The Lewes Local Plan Part 2 and the Seaford Neighbourhood Plan (SNP) were both adopted in late February this year and therefore carry full weight in the determination of relevant applications
2. Both plans allocate this site for the development of 7 dwellings
3. It is a sensitive site being close to priority habitat deciduous woodland and the boundary of the SDNP. It is also of archaeological importance. (SEA 16) The development of a 75-bed care home as opposed to 7 dwellings could therefore have an adverse impact on the habitat and this corner of the National Park
4. The allocation in the SNP of 19 dwellings on the Homefield Place, Homefield Road site was lost to a similar application approved by LDC in November 2019, shortly before the local referendum and eventual adoption of the SNP. No weight could be placed on the policies of the SNP at that time as it has not got through the essential vetting process of the referendum. Nevertheless, STC did object to the application on the grounds that it would prejudice the implementation of the emerging SNP. In planning terms therefore, the circumstances have changed significantly since that application was approved
5. The residential allocation of 218 dwellings in the SNP (SEA 14) includes a buffer of 33 dwellings as protection from any future shortfall. The loss of a further 7 dwellings in addition to the Homefield House site would mean a reduction of the proposed provision of 218 dwellings to 192. That would still be in excess of the 185 dwelling requirement but a reduction of the planned buffer of 33 dwellings to a mere 7, before the implementation of any of residential proposals and at such

an early stage would leave the SNP in a weakened position. The priority in the town and the SNP is for the provision of family housing rather than care home places to counterbalance the town's current elderly demographic.

6. The bulk and massing of the proposed 2.5 storey building would be intrusive in this relatively open site, close to the boundary of the South Downs NP. It is appreciated that the building has been designed so as not to appear 'institutional' This has however resulted in an over-complicated design which is at odds with the relative simplicity of the landscape of the adjoining downland. It would also have a significant impact of the amenity of the dwellings directly opposite the site
7. Southdown Road serves many existing houses and the busy Seaford Head Golf Club which has bar/restaurant facilities open to the public. The road is narrow in places and there is poor visibility on a bend in the road to the north of the site close to the junction with Chyngton Road. Additional traffic generated by the 20/25 staff on duty, health services and private visitors may therefore cause highways problems. Travel plans are fine in theory but are difficult to enforce. As for public transport, the site is around a mile from the main coastal bus route and the rail station making the car the most convenient way of accessing the home.
8. In the research work which was carried out in preparation of the SNP it was found that there was an over provision of care home beds in the town. Although it is acknowledged that a proposal cannot be opposed purely on the lack of perceived need it should be taken into consideration
9. Local health services are already at full stretch and a 75-bed care home would place further strain on these services

Geoff Johnson
Planning Officer
12th June 2020



Seaford Town Council

Report No:	61/22
Agenda Item No:	5
Committee:	Planning & Highways
Date:	21st July 2022
Title:	Road Closure Application – French Market
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To inform the Committee of proposed road closures for the French Street Market on Friday 16th September 2022

Recommendations
The Committee is recommended:
1. To consider the application and forward any comments to Lewes District Council.

1. Information



- 1.1 Lewes District Council has received an application for the temporary closure of local roads for the French Market on Friday 16th September 2022.
- 1.2 The roads affected are CHURCH STREET from the junction with Place Lane to the junction with South Street and WEST STREET from Church Street to the entrance to the West Street Car Park. The closure is requested from 6.00am to 6.00pm.
- 1.3 Members are requested to consider the applications and forward any comments to Lewes District Council.

2. Financial Appraisal

- 2.1 There are no direct financial implications 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

Report No:	60/22
Agenda Item No:	6
Committee:	Planning & Highways
Date:	21st July 2022
Title:	Update Report
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee

Recommendations
The Committee is recommended:
1.To note the report and the decisions.

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 this Committee.
- 1.2 The Committee is recommended to note the report and the decisions set out in the Schedule.

2. Financial Appraisal

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

3. Contact Officer

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

Planning Officer	
Town Clerk	

Report 60-22 Appendix A

SCHEDULE OF DECISIONS TAKEN BY LEWES DISTRICT COUNCIL SINCE THE COMMITTEE'S LAST MEETING ON 30th JUNE 2022

Approvals – No Objections from STC

LW/22/0306 - 4 CHYNGTON GARDENS - Alterations to fenestration to rear and side elevations.

LW/22/0304 - 12 CORSICA ROAD - Dual hip to gable side roof extension with 2no. obscure glazed windows, rear flat roof dormer with side panels, and Juliet balcony, and single storey rear extension with crown roof and 2no. rooflights.

LW/22/0298 - 5 CORSICA CLOSE - First floor front balcony infill extension with 3no. windows.

LW/22/0253 - 9 BISHOPSTONE ROAD - Single storey rear extension with flat roof and roof lantern.

LW/22/0327 – 5 CAROLINE CLOSE - Split level single storey and two storey side extension with flat roof.

LW/22/0348 – 21 GROSVENOR ROAD - Variation to condition 1 (Plans) relating to approval LW/22/0096 - To make the roof hip to gable on both sides and to enlarge the dormer at the rear.

LW/22/0361 – ‘SHEPS’ CUCKMERE ROAD - Erection of 1no two-storey and 2no single-storey rear extensions and installation of 2no roof windows to side.

LW/22/0362 – 31 BODIAM CLOSE - Alterations to garage including replacement rear window and installation of 1no front window and erection of storage box to front.

LW/22/0317 – 28 CHYNGTON ROAD - Erection of single storey side extension with 5no rooflights and single storey rear extension with 1 no rooflight.

Refused – Objection from STC

LW/22/0284 - ‘Widmore’ Chyngton Lane North - Demolition of existing dwelling and construction of 2 x Chalet Bungalows