



## Seaford Town Council

### **Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday, 21<sup>st</sup> July 2022.**

Held at the **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 21<sup>st</sup> July 2022** at **7.00pm**.

#### **Present:**

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

Geoff Johnson, Planning Officer

There were 12 members of the public in attendance.

#### **P21/07/22 Apologies for Absence**

Apologies for absence were received from Councillor M Everden.

#### **P22/07/22 Disclosure of Interests**

There were no disclosures of interests.

#### **P23/07/22 Public Participation**

There was no public participation.

#### **P24/07/22 Planning Applications**

LDC Planning Applications received in the week commencing Monday 27<sup>th</sup> 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

Speaker	Statement
<i>Emma Patchall of Gillings Planning Consultants, on behalf of the applicants</i>	<i>Displayed illustrations of the elevations and layout of the proposed care home. Her clients Frontier Estates was a leading provider of residential care. The Government had confirmed the critical need for additional C2 accommodation by 2030. There was an unmet need in the 10km catchment area around Seaford. The new accommodation would release existing homes on to the market and would</i>

	<i>contribute 33 units to housing delivery in Seaford. The specialist staff employed would assist in reducing the impact on local health infrastructure. There would be no traffic/parking problems arising. Separation distance from properties opposite the site in Southdown Road would ensure no adverse impact on those residents.</i>
Town Council Response	Thanked Ms Patchall for her contribution.
<i>Resident A</i>	<i>Resident of Southdown Road. He had had an application refused by Lewes District Council in 2019 and had lost the subsequent appeal. The main reason for refusal was the unacceptable increase in ridge height which was considered to be contrary to policy in this location. He argued that the same principles should apply to the proposed care home. It would have an extremely harmful impact on the setting of the adjoining National Park. A three-storey building would be 'out of character'.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident B</i>	<i>The proposed building was massive and while it might be acceptable in some locations it would not be appropriate on this sensitive site. The landscape in this part of the National Park is stunning. The building will have a huge impact.</i>
Town Council Response	Thanked the resident for their contribution
<i>Resident C</i>	<i>Didn't see how the care home would not have a serious impact on the existing over stretched health infrastructure in Seaford.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Christine Brett, Lewes District Councillor</i>	<i>There were over 90 objections logged against this application on the Lewes District Council website. There was no logic in the application. There would be nowhere for the staff to live. The Neighbourhood Plan had made a limited allocation of seven dwellings for the site. This would compromise the setting of the Park/Heritage Coast and the proposed building would be a blot on the landscape. This Development and others proposed would bring too many elderly residents to the town and would place excessive</i>

	<p><i>pressure on existing local health services. The Local MP had recently confirmed that she was having discussions with the Ministry to persuade the relevant authorities that pressure on local health services from new development should be regarded as a material planning issue.</i></p>
<p>Town Council Response</p>	<p>Thanked District Councillor Brett for her contribution.</p>

The Committee considered report 62/22 of the Planning Officer on this application  
 It was **RESOLVED** to **OBJECT** to the application on the following grounds:-

**IMPACT ON NATIONAL PARK**

The proposed building taking into account its height, scale and massing would be an overdevelopment of the site and would have an unacceptable impact on the views to and from the adjoining National Park and designated Heritage Coast. It is acknowledged that the site was allocated in the Seaford Neighbourhood Plan for 7 dwellings. The proposed development being on a greater scale and with a larger footprint would be far more intrusive than 7 dwellings in the same location. This would be contrary to Paras 176 and 178 of the NPPF, Local Plan Part 1 Core Policy 10 and Local Plan Part 2 policy DM25.

**IMPACT ON SOUTHDOWN ROAD**

The proposed building would also have a seriously detrimental impact on the amenities of the properties in Southdown Road particularly those lying directly opposite. The difference in scale between the building and the houses would mean that the development would be overbearing and the pleasant open aspect of views from those houses over the downland to the east would be lost.

**HEALTH INFRASTRUCTURE**

The influx of 60 new elderly residents with acute health needs would place unacceptable additional pressure on a local health infrastructure which is already ‘at capacity’. One of the town’s two GP surgeries is already having to turn away new patients. Granting consent for this development without any additional health care capacity could prejudice the provision of health care for all the town’s residents and be contrary to Core Policy 7 of the Local Plan Part 1 and Community Aspiration 5 (Infrastructure) of the Seaford Neighbourhood Plan.

**NEED FOR THE DEVELOPMENT**

The pre application advice from Lewes DC states that the need for the development must be established. The supporting information in the application does not establish that need. Apart from the fact that there are already 12 residential care homes in Seaford the survey

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showing the marketing area is flawed in that the 10 km catchment area is too arbitrary and restricted. It does not include Eastbourne, Polegate, Willingdon and Hailsham which all lie on the fringes of, but just outside the 10 km radius. There are a large number of care homes in these areas and close connections between Eastbourne and Seaford which should be taken into consideration in the assessment of need. The District Hospital at Eastbourne is the main hospital providing care for Seaford residents.

### **TRAFFIC GENERATION**

The increase in traffic in Southdown Road generated by the development would be well in excess of the additional traffic generated by 7 new dwellings and is likely to compromise highway safety in the area.

### **HOUSING MIX**

The Seaford Neighbourhood Plan (Objectives p 13-14) specifies the need for new housing provision for young people and families. The development would not comply with this objective.

### **CONDITIONS**

If consent is granted it should be subject to an Archaeological Condition in line with the specific Neighbourhood Plan policy SEA16 relating to Florence House

*(There was a break taken at 7.50pm to allow members of the public to leave the building. The meeting resumed at 7.55pm)*

**LW/22/0405 - 7 Corsica Road** - Replacement of conservatory with single storey rear extension with raised decking and balustrade.

It was **RESOLVED** to **SUPPORT** the single-storey extension element of the application but members were concerned that the proposed height of the decking would be detrimental to the amenities of the neighbouring residents at no 9 through loss of privacy and overlooking. Members also suggested that a technical evaluation should be carried out to assess the loss of light to the neighbouring property

It should also be **NOTED** in the response to Lewes District Council that the occupier of the adjoining property at no.9, who had objected to the proposals, was a member of the Town Council.

**LW/22/0440 - 3 Adelaide Close** -Two storey side extension with front and rear dormers, replacement of conservatory with single storey rear extensions.

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

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[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.

It was **RESOLVED** to **OBJECT** to the application. While the need for signage was accepted the proposal for five large illuminated signs was considered excessive given the location. Members would be likely to support more modest proposals in keeping with the character of Homefield Road.

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

It was **RESOLVED** to **SUPPORT** the application subject to a condition requiring obscure glazing.

LDC Planning Applications received in the week commencing 4<sup>th</sup> 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.

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

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

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

The extension was too large and would overly dominate the street scene and the neighbouring property. It would therefore be contrary to policies DM 25 and DM 28 of the Local Plan Part 2 .Also the extension is not set back sufficiently to comply with the Seaford NP's Design Guidelines.

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.

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

SDNPA Application

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

Speaker	Statement
<i>Applicant</i>	<i>The current building was largely derelict. The use for holiday lets had not been popular with other residents. The family were looking to provide a more attractive building on a smaller footprint purely for family use and respite</i>

	<i>accommodation for their disabled son who required one to one care.</i>
<i>Town Council Response</i>	<i>Thanked the applicant for their contribution.</i>

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

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.

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

**P25/07/22 Road Closure Application – French Market**

The Committee considered report 61/22 of the Planning Officer informing the Committee of proposed road closures for the French Street Market on Friday 16<sup>th</sup> September 2022.

It was **RESOLVED** to raise **NO OBJECTION** to the application.

**P26/07/22 Update Report**

The Committee considered 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.

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

The meeting closed at 8.28pm.

*Councillor L Wallraven*

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Chair of Planning & Highways Committee