



## Seaford Town Council

### **Seaford Town Council Planning & Highways Agenda – Thursday 24<sup>th</sup> November 2022**

#### **To the Members of the Planning & Highways Committee**

Councillors L Wallraven (Chair), L Boorman (Vice Chair), 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 24<sup>th</sup> November 2022** at 7.00pm, which you are summoned to attend.

Adam Chugg

Town Clerk

17<sup>th</sup> November 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 in week commencing Monday 31<sup>st</sup> October

[LW/22/0716](#) - **6 Steyne Road** - Demolition of existing building and erection of 6.no 3-bedroom dwellinghouses with parking and associated landscaping - Resubmission of LW/12/0693 for Lachaal & Hussain. [See report 123/22 attached](#) (pages 5 to 7).

[LW/22/0720](#) – **9 Brooklyn Road** - Single storey rear extension for Mrs C Lamberth.

LDC Planning Applications received in week commencing Monday 7<sup>th</sup> November

[LW/22/0611](#) - **6 Kimberley Road** - Front dormer with juliet balcony to first floor roof slope, garage conversion to lower ground floor for M Bolourchi.

[LW/22/0704](#) - **11 Lullington Close** - Demolition of existing conservatory and replacement with single storey side extension to same footprint, 2 storey rear infill extension, installation of solar panels, external wall insulation/render with replacement of fenestration, and associated hard/soft landscaping works for Mr and Mrs D Savage.

LDC Planning Applications received in week commencing Monday 14<sup>th</sup> November

[LW/22/0746](#) - **22 Stoke Manor Close** - Demolish existing rear conservatory and replace with single storey extension for Mr and Mrs D Wilson.

[LW/22/0681](#) - **1 Harbour View Close, Bishopstone** - Single storey side extension to replace existing garage for Mrs S Markworth.

LDC Planning Applications received in week commencing Monday 14<sup>th</sup> November

[LW/22/0745](#) - **3 Blatchington Road** - Section 73A Retrospective application for replacement garden shed for Mr T Hillman.

#### **5. [Update Report](#)**

To consider report 122/22 on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 8 to 9).

## 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: [meetings@seafordtowncouncil.gov.uk](mailto:meetings@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 [meetings@seafordtowncouncil.gov.uk](mailto:meetings@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.

Please note that the front door of the building will be locked at 7.00pm and remain locked during the meeting for security reasons. As such, if you arrive after this time, you will not be able to access the meeting.

When members of the public are looking to leave, they must be escorted out of the building by a Town Council officer. There is also a signposted back door which can be exited through if required.

### 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](mailto: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

<b>Report No:</b>	<b>123/22</b>
<b>Agenda Item No:</b>	<b>4</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>24<sup>th</sup> November 2022</b>
<b>Title:</b>	<b>Planning Application LW/22/0716 – 6 Steyne Road</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To provide information on planning application LW/22/0716</b>

<b>Recommendations</b>
<b>The Planning &amp; Highways Committee is recommended:</b>
1. Members are recommended to take the points raised in this report into account when considering the Committee's response to this application.

### 1. Information

- 1.1 This application is the latest in a series of schemes, stretching back 13 years, for the development of the former garage site at 6 Steyne Road. It is for the erection of three pairs of semi-detached three-bed houses with two pairs fronting Steyne Road and one pair fronting St. John's Road.
- 1.2 For the last few years, since the submission of application LW/19/0656 in 2019, the prospective developers of the site have been proposing a more intensive redevelopment of the site involving a block of apartments. Originally a block of 14 apartments was proposed and after advice from Lewes District Council, this was followed by an amended scheme for 13 apartments.
- 1.3 The Committee objected to both schemes on the general grounds of overdevelopment, adverse impact on the Town Centre Conservation Area and a failure to take into account the scale and special character of the Steyne Road properties immediately opposite the site.

- 1.4 It was also made clear that the Committee favoured the less intensive scheme for six townhouses in three semi-detached pairs which had been approved in 2012 under reference LW/12/0693 but never implemented. This consent has now expired.
- 1.5 Going further back into the history of the site, a scheme for six houses and a block of six flats had been refused under ref LW/09/1058 and dismissed on appeal in 2010.
- 1.6 The 2019 application was considered at Lewes District Council's Planning Applications Committee on 6<sup>th</sup> October 2021. The officer's recommendation was to approve the application. The Town Clerk and residents objecting to the scheme addressed the Committee and it was subsequently refused, against the officer's recommendation, on the same grounds as the Committee's objections referred to above.
- 1.7 A subsequent appeal was dismissed, again on the same general grounds covered by the objections.
- 1.8 The applicants have now decided therefore to revert to and revive the expired 'townhouse' scheme approved in 2012.

## **2. The Current Application**



- 2.1 The fact that the current proposals were granted consent in 2012 is a significant material consideration and the principle of residential development on this site cannot be questioned.
- 2.2 There were numerous objections from residents to the 2012 scheme and since it was approved, new policies which are relevant to the proposals have been introduced by the Lewes Local Plan Part 2 and the Seaford Neighbourhood Plan, both adopted in 2020.
- 2.3 The detail, as opposed to the principle of the development, can therefore still be considered by the Committee

## **3. Financial Appraisal**

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

## **4. Contact Officer**

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

Planning Officer	
Town Clerk	



## Seaford Town Council

<b>Report No:</b>	<b>122/22</b>
<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>24<sup>th</sup> November 2022</b>
<b>Title:</b>	<b>Update Report</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee</b>

<b>Recommendations</b>
<b>The Planning &amp; Highways Committee is recommended:</b>
1.To note the report and the decisions set out in the Schedule.

### 1. Information



- 1.1 1 The attached schedule lists the decisions taken by Lewes District Council since the last Committee meeting on applications previously considered by the Committee

### 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 122/22 Appendix A**

### **Schedule of LDC Decisions Received Since the Committee's Last meeting on 3<sup>rd</sup> November 2022**

#### **Approvals – No Objections from STC**

**LW/22/0624 – 7 Connaught Road** - Replacement timber windows with upvc windows to ground floor flat on all elevations.

**LW/22/0386 – Beachlands Care Home, Marine Parade** - Single storey rear extension to kitchen and reception area.

#### **Approvals – Objection from STC**

None.

#### **Refusals – Objection from STC**

##### **LW/22/0559 & 0560 – 4 Church Street – Planning and Listed Building Consent -**

Change of use from residential to holiday let with internal alterations including addition of a sauna in the basement, addition of shower space to ground floor bathroom and addition of ensuite bathroom on first floor.

Reason for Refusal: The proposal is considered to be unacceptable in this location, in that it has the potential to cause noise and disturbance at unsocial hours, to the detriment of the amenity of residents of adjacent and nearby properties. Furthermore, the lack of information regarding arrangements for the storage and collection of refuse, recycling and food waste is likely to lead to unsightly waste on the street, to the detriment of the character of the Seaford Town Centre Conservation Area. The proposal is contrary to policies CP 5 CP11, DM25 and DM33 of the Lewes District Local Plan and policy SEA11 of the Seaford Neighbourhood Plan.

The Town Council had objected on grounds of loss of valuable town centre accommodation for local residents.

#### **Refusals – No Objection from STC**

None.