



## Seaford Town Council

### **Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday, 30<sup>th</sup> March 2023**

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG on Thursday 30<sup>th</sup> March 2023 at 7.00pm.

#### **Present:**

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

Adam Chugg, Town Clerk

Geoff Johnson, Planning Officer

There were 12 members of the public in attendance

#### **P86/03/22 Apologies for Absence**

Apologies for absence were received from Councillor L Boorman, M Everden and J Lord.

**P87/03/22 Disclosure of Interests** Councillor L Wallraven declared a non-pecuniary interest in application SDNP/23/01007/TCA as she knew the applicant. She would not speak or vote on the application.

Councillor D Argent declared a non-pecuniary interest in the road closure application for the French Market (item 6) as he was involved in organising the event. He would not speak or vote on that application

#### **P88/03/22 Public Participation**

There was no public participation at this stage of the meeting.

#### **P89/03/22 Planning Applications**

LDC Planning Applications received in week commencing Monday 6<sup>th</sup> March 2023

**LW/23/0094** – 12 Kedale Road - Replacement front porch with two story extension with gable end roof and first floor side extension with gable end roof.

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

**LW/23/0123** – 3 Landsdown Road - Demolition of existing garage, erection of two storey side extension and single storey rear extension.

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

LDC Planning Applications received in week commencing Monday 13<sup>th</sup> March 2023

**LW/23/0118** – 17 Valley Drive - Single Storey side Extension, demolition of existing conservatory.

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

**LW/22/0659** – 35 Heathfield Road - Erection of 1no. single-storey dwelling and associated hard and soft landscaping within the rear garden area of 35 Heathfield Road. Material alterations to 35 Heathfield Road to include erection of attached garage and provision of a driveway with vehicular access onto Heathfield Road (revised plans).

Speaker	Statement
<i>Resident A</i>	<i>Lived in the property to the rear of the site. The new dwelling would be disproportionate and not be in keeping with the character of the area. The roof was large and could be converted to living accommodation in the future.</i>
<i>Resident B</i>	<i>Also lived to the rear of the site. Also objected to the roof height and that the velux skylight in the roof could be used in a conversion to living accommodation. It could also cause invasion of privacy. A restriction of the use of the roof space should be imposed. The roots of trees close to the boundary could be damaged during construction.</i>
<i>Resident C</i>	<i>Backland development such as this should be avoided. An appeal in respect of a similar scheme in Southdown Road had been dismissed in 2008. The new dwelling would harm the special character of the area. The loss of was a further concern. Additional living space could be provided in the roof. The appeal decision in 2020 allowing backland development at 15 Heathfield Road should not be considered a relevant precedent.</i>
<i>Resident D</i>	<i>The new dwelling would have a huge impact on her and her family's privacy and the enjoyment of her rear garden as would any noisy activity being carried on at the front of the new dwelling. It was acknowledged that the footprint</i>

	<i>of the new dwelling had been reduced but that made no difference to the problems in having a new dwelling on this site adjacent to her rear garden</i>
<i>Applicant</i>	<i>Although the original application had been supported by Lewes District Council at the pre-application stage, there had been concerns expressed when the application was submitted. These concerns had been met by revising the plans to remove the garage and therefore reducing the footprint by around 25%. A detailed tree survey had also been carried out which confirmed that none of the existing trees were worth retaining. Replacement trees would therefore be planted. The appeal decision in 2020 allowing a backland scheme at number 15 Heathfield Road was a relevant precedent.</i>
Town Council's Response	All the speakers were thanked for their contributions.

Prior to the debate the Planning Officer confirmed that the Committee had supported the original application at the meeting on 2<sup>nd</sup> November 2022. However none of the objectors had attended or spoken at that meeting

It was **RESOLVED** to **CONTINUE TO SUPPORT** the application. However, having considered the objections and concerns raised by local residents it is requested that, if the District Council is minded to grant consent, conditions/revisions are imposed to protect the amenity of neighbouring residents namely:-

1. That measures be taken during construction to protect the flint walls and trees on the boundaries with adjoining properties
2. That permitted development rights allowing additional accommodation to be provided in the roof should be removed
3. That an alternative surface to the shingle proposed for the driveway should be required to limit potential noise impact to neighbouring residents and
4. That adequate landscaping is provided between the proposed dwelling and the boundary with no 33 to mitigate the impact on the occupiers of that property.

**LW/23/0098** – 12 Fairways Road - Single storey rear extension.

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

**LW/23/0137** – 7 Kingston Close - First floor rear dormer, front roof window and existing front dormer reduction.

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

**LW/23/0101** – 62 Lexden Drive - Single storey rear and side extension.

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

Tree works Applications

**TW/23/0021/TCA** – 9 and 11 Blatchington Hill - T1 - Sycamore - Crown lift to 4m and crown reduction of 3m T2 - Sycamore - Crown lift to 4m and crown reduction of 5m 9 Blatchington hill - T3 - Ash - Crown reduction of 5m G1 - 6x Sycamore - Crown lift to 4m and crown reduction of 5m All to increase light to both houses.

It was **RESOLVED** to **SUPPORT** the application subject to :-

1. The Case Officer being satisfied that the extent of the crown reductions requested would not unduly harm the trees concerned, and
2. The tree work not being carried out during the current nesting season.

Tree Works – South Downs National Park

**SDNP/23/01007/TCA** – Manor Farm Buildings, Manor Yard Bishopstone Village – T1 Elm – Reduce by 2 ft to old pruning points.

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

*(7.58pm - Standing Order 3 was suspended to allow residents to address the Committee on the next item)*

**P90/03/22 Seaford Constitutional Club Proposed Development**

The Committee considered report 201/22 presenting details of proposed development by McCarthy and Stone of the Seaford Constitutional Club site, Crouch Lane to provide 40 Retirement Apartments and new on-site premises for the club.

Speaker	Statement
<i>Resident A</i>	<i>Queried the route the application had taken to the appeal.</i>
Town Council Response	The Planning Officer confirmed that the appeal was against the deemed refusal of the application as it had not been determined by Lewes District Council within the statutory 12-week period.
<i>Resident B</i>	<i>The local NHS infrastructure was under great strain. The elderly people who would be living in the proposed flats</i>

	<i>would place the system close to breaking point. The proposed footprint and height of the block would be over development. There are always plenty of retirement accommodation available on the local market. The scheme would compromise highway safety and create parking problems. Drainage would also be a problem. The historical character of the area would be damaged.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident C</i>	<i>Concerned about heavy vehicles using Crouch Lane and difficulties in access for emergency vehicles. The route is used by Seaford Head School students as access from the school to the town centre yet there were no proper pavements and narrow roads which would compromise highway safety.</i>
Town Council Response	Thanked the resident for their contribution.
<i>District Councillor C. Brett</i>	<i>Fully supported all the issues raised by the residents. She would be working to oppose the appeal and thanked the Planning Officer for his advice.</i>
Town Council Response	Thanked the District Councillor for her contribution.

*(8.08pm - Standing Orders were reinstated)*

It was **RESOLVED** to **NOTE** the submission of the appeal and authorise the Planning Officer:-

**P90.3a** To **SUBMIT** a Statement of Case before 6<sup>th</sup> April, and

**P90.3b** To **SEEK** 'Rule 6 Status' from the Planning Inspectorate and to represent the Town Council at the Inquiry.

### **P91/03/22 Road Closure Applications - Coronation Street Parties and French Market**

The committee considered report 187/22 presenting details, for comment, of proposed road closures for street parties celebrating the Coronation and the French Market.

The closure applications related to Kingsmead Walk and Sandore Road for the Coronation parties and to Church Street for the French Market.

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

### **P92/03/22 South Downs National Park Authority Local Plan Review**

The committee considered report 208/22 of the work currently being carried out by the South Downs National Park Authority on its Local Plan Review and Parish Priority Statements.

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

### **P93/03/22 Update Report**

The committee considered report 206/22 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 and the additional information reported.

The meeting closed at 8.37pm.

*Councillor L Wallraven*

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Chair of Planning & Highways