



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday, 16th February 2023.

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG on Thursday 16th February 2023 at 7.00pm.

Present:

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

Geoff Johnson, Planning Officer

There were five members of the public in attendance

P71/02/22 Apologies for Absence

Apologies for absence were received from Councillor M Everden.

P72/02/22 Disclosure of Interests

Councillors L Boorman and R Honeyman both confirmed that they knew the applicant in LW/23/0033 and /0034 through dealings with the Seaford Neighbourhood Plan but as the applications were not related to the Plan, they would speak and vote on that item

P73/02/22 Public Participation

There was no public participation.

P74/02/22 Planning Applications

LDC Planning Applications received in week commencing Monday 2nd January 2023

None

LDC Planning Applications received in week commencing Monday 9th January 2023

None

LDC Planning Applications received in week commencing Monday 16th January 2023

[LW/22/0819](#) 5 Fairways Close - Front infill extension replacing existing garage.

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

[LW/22/0800](#) 8 Barcombe Avenue - Replace Conservatory with single storey rear extension, rear juliet balcony and alterations to rear & side fenestration.

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

[LW/23/0004](#) Clifton, Dean Road – Front and Side extension of garage.

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

LDC Planning Applications received in week commencing Monday 23rd January

[LW/22/0844](#) 117 North Way – Removal of existing rear conservatory, erection of single storey rear extension and single storey infill side extension, with extension to porch at front elevation and alterations to fenestration at side elevation.

It was **RESOLVED** to **SUPPORT** the application. It was considered however that the extension was the maximum size that could be accommodated at the rear of the property without adversely affecting the amenities of the occupiers of the neighbouring property.

[LW/23/0046](#) 31 Broad Street - Single storey roof extension to provide 2nd floor level containing 3 flats (Resubmission of Approval LW/20/0086).

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

[LW/23/0033](#) and [/0034](#) Fitzgerald House Croft Lane (Planning & Listed Building Consent) - Upgrade communal store rooms and sub-divide, change non-original plain doors to 2 and 4 panel plain doors, install roof access hatches, install skylights to external stores & Flat 10 kitchen roof, replace reinforced concrete roof to Flat 10 kitchen with insulated timber/zinc roof, replace Block Two roof & match Block One roof (LW/21/1001 & LW/21/1002), replace cast iron rainwater goods like for like on Blocks Two & Three, replace all external lighting, replace main entrance doors to Block Two & Three, install 2 no. matching finials to Block Three, upgrade works to Flats 10, 11, 12 & 14.

<i>The Applicant</i>	<i>Explained that these applications covered similar refurbishment works already carried out on flats 1 to 4 on the eastern wing of the building. The works constitute a major investment which would preserve and enhance the building's finest features while removing other jarring features, such as satellite dishes and external wiring.</i>
Town Council Response	Thanked the resident for their contribution.

It was **RESOLVED** to **SUPPORT** the application. Members also commended the applicant and the Trustees of Fitzgerald House on the quality of the submission. The level of detail and the inclusion of photographs greatly assisted members in their consideration of the applications.

[LW/23/0037](#) 6 Station Road - Alterations of roof to the rear to facilitate the creation of a single storey ground floor side and rear wrap around extension to join the existing detached garage, first floor gable end roof extension to rear, alteration to fenestration.

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

[LW/23/0036](#) 'Rosecroft' 42 Firle Road - Single storey side and rear extension containing garage and swimming pool, single storey side extension to connect to detached double garage, to coincide with previous works approved under LW/17/0837 and LW/17/0321.

<i>Resident A</i>	<i>Occupied the property at the rear of 'Rosecroft'. The applicant was wrong to pass off this application as 'coinciding' with the previously approved scheme. The design of the rear included far larger windows which would cause overlooking and loss of privacy to his property. The windows approved in the 2017 consent should be retained Photographs of the objector's property taken by drone from the rear of Rosecroft were circulated</i>
Town Council Response	Thanked the resident for their contribution
<i>Resident B</i>	<i>Was not a neighbouring resident but was concerned at the impact of the proposed property on this part of Firle Road, which was within the designated Area of Established Character in the Local and Neighbourhood Plans and close to the East Blatchington Conservation Area. N.B. A detailed written objection from Resident B had been circulated to members.</i>
Town Council Response	Thanked the resident for their contribution.

*(During members' initial discussions, a third resident requested to speak. It was **RESOLVED** to **SUSPEND** Standing Orders to allow the resident to address the Committee.)*

<i>Resident C</i>	<i>Was also a resident of the property at the rear. Pointed out to members that the level of the rear garden had been raised by a significant amount due to spoil deposited there from the excavation of the swimming pool</i>
Town Council Response	Thanked the resident for their contribution.

(Standing Orders were reinstated)

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

1. That, even taking into account the consent granted in 2017, the size and design of the scheme in the current plans would not be in keeping with the character and appearance of other properties in this part of Firle Road and would be contrary to the characteristics of the designated Area of Established Character in which it is situated. It would therefore be contrary to policy DM 34 of the Lewes Local Plan Part

2, policy SEA5 of the Seaford Neighbourhood Plan and para. SW03 of the Neighbourhood Plan Design Guidelines.

2. That the substantial increase in the size and height of the windows at the rear of the property from those approved in the 2017 consent would cause an unacceptable degree of overlooking of and loss of privacy to the neighbouring property at the rear and would therefore be contrary to policies DM 25 and DM 28 of the Lewes Local Plan Part 2.

(Following this item there was a short three-minute break at 8.00pm to allow members of the public to leave the meeting)

LDC Planning Applications received in week commencing Monday 6th February

[LW/23/0059](#) 4 Church Street - Removal of an internal partition wall to form shower space within bathroom, retention of 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.

It was **RESOLVED** to **SUPPORT** the application in principle although members had reservations regarding the location of the sauna and considered that it detracted from the character of the interior of the property.

Tree Works Applications

[TW/0112/TPO](#) Homeshore House, Sutton Road - T1 - Sycamore - Crown reduction by 2m to allow natural sunlight and prevent possible damage.

It was reported that this application had been approved prior to the meeting.

It was **RESOLVED** that the decision be **NOTED**.

[TW/23/0004/TPO](#) 5 St Marys Close - G1 - Sycamore - Crown reduction of 30%, remove deadwood & lift up to 5 metres to improve natural light.

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

75/02/22 Appeal Outcomes – 83-89 Sutton Road, Churchill Retirement Living

The Committee considered report 157/22 advising of the outcome of appeals by Churchill Retirement Living regarding the proposed developments of a block of 36/37 retirement apartments at 83-89 Sutton Road, Seaford.

It was **RESOLVED** to **NOTE** the contents of the report and to thank the Planning Officer for attending the Appeal Hearing to argue the Town Council's case on the appeal

76/02/22 Update on Lewes District Council Decision: LW/22/0286 - 60 Bed Care Home at Florence House, Southdown Road

The Committee considered report 161/22 updating on Lewes District Council's refusal of application LW/22/0286.

It was **RESOLVED** to **NOTE** the contents of the report and the decision of Lewes District Council.

77/02/22 Road Closure Applications - Coronation Street Parties

The Committee considered report 162/22 presenting details of proposed road closures applications for Coronation street parties for this Committee to comment on.

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

78/02/22 Government consultation on proposed amendments to The National Planning Policy Framework

The Committee considered report 156/22 presenting details of the proposed amendments to the National Planning Policy Framework (NPPF) which had been widely circulated for consultation. Members were broadly supportive of the proposals to ease the policies relating to housing delivery targets, the current requirement of a rolling five-year housing land supply and to the balance between the policies of the NPPF and Local and Neighbourhood Plans

It was **RESOLVED** to **NOTE** the contents of the report and to **AUTHORISE** the Planning Officer in consultation with the Chair of Committee to draft and send an appropriate response to the Secretary of State prior to the expiry of the consultation period.

79/02/22 Update Report

The Committee considered report 153/22 on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee.

The Planning Officer also reported that Lewes District Council's Planning Applications Committee, at the meeting on Wednesday 15th February, had refused the application LW/22/0275 for the provision of security fencing and gates at Seaford Head Lower School.

It was **RESOLVED** to **NOTE** the contents of the report and the additional information reported.

The meeting closed at 8.45pm.

Councillor L Wallraven

Chair of Planning & Highways Committee

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