



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – Thursday 14th March 2024

To the Members of the Planning & Highways Committee

Councillors L Wallraven (Chair), L Boorman (Vice Chair), R Buchanan, R Clay, O Honeyman, R Honeyman and S Markwell.

A meeting of the **Planning & Highways Committee** will be held at the **Council Chambers, 37 Church Street, Seaford BN25 1HG** on **Thursday 14th March 2024** at **7.00pm**, which you are summoned to attend.

Adam Chugg

Town Clerk

7th March 2024

- **Public attendance at this meeting will be limited 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 – For Comment

The planning and/or tree works applications for the Committee to consider and comment on as a statutory consultee are as follows:

Lewes District Council Planning Applications received in week commencing Monday 19th February 2024

[LW/24/0085](#) – **9 Ladycross Close** - Replacement of existing conservatory with single storey side/rear wrap-around extension, removal of existing front porch and rear chimney stack and alterations to fenestration at all elevations for Mr A Tucknott.

[LW/24/0081](#) – **14 Old Nursery Close** - Section 73a retrospective application for a combined bin store and bike shed at the front elevation for Ms Ch Pook.

Lewes District Council Planning Applications received in week commencing Monday 26th February 2024

[LW/24/0130](#) – **The Cottage, Grove Road** - Two storey rear/side wraparound extension, installation of rear terrace and alterations to existing front and side fenestration for T Hayles.

[LW/24/0134](#) – **42 Chyngton Way** - Single storey ground floor rear infill extension and alterations to existing rear fenestration for Mr & Mrs Redstone.

Lewes District Council Planning Applications received in week commencing Monday 4th March 2024

[LW/24/0144](#) – **17 Headland Avenue** - Erection of single storey rear extension, installation of additional rear dormer, replacement of flat garage roof with pitched, provision of driveway with associated hard/soft landscaping, extending two existing dropped kerbs and addition of new front wall/sliding gates for Mr G Walsh & Ms S Tobin.

Tree Works Applications

[TW/24/0019/TPO](#) – **26 Seafeld Close** - T34 - Sycamore - Crown lifting to approx 2m, and thinning of lower branches for Miss A Flattery.

[TW/24/0024/TPO](#) – **4 Barn Close** - T1 - Ash - Re-pollarding to previous points T2 - Ash - Re-pollarding to previous points T3 - Ash - Re-pollarding to previous points T4 - Ash - Re-pollarding to previous points for Mr P Renaud.

5. Update Report

To consider report 180/23 on the Lewes District Council decisions received since the last meeting on applications previously considered by the Committee (pages 6 to 8).

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

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 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 6.45pm 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 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:	180/23
Agenda Item No:	5
Committee:	Planning & Highways
Date:	14 March 2024
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 set out in the Schedule.

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 the Committee.

2. Financial Appraisal

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

3. Contact Officer

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

Report 180/23 Appendix A

Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 22nd February 2024

Approvals – No Objections from Seaford Town Council

LW/24/0022 - 2 Stirling Avenue - Erection of single storey rear/side extension.

LW/24/0014 - The Seven Sisters Alfriston Road - Installation of 4no. non-illuminated box facias, 3no. externally illuminated box facias, 1no. dibond graphic and 1no. store directory signs.

LW/24/0002 - 27 Bishopstone Road Bishopstone - Single storey rear extension.

LW/24/0001 – 5 Chyngton Lane - Replacement single storey side extension, two storey side extension, installation of solar panels to rear roof slope, alterations to fenestration and associated landscaping.

LW/23/0782 – 7 Belvedere Gardens - Single storey rear/side infill extension, installation of rear pergola, and addition of rooflight on existing flat roof.

LW/23/0768 - 2 Freeland Close Bishopstone - Single storey side extension, relocation of rear access steps and alterations to existing side and rear fenestration.

LW/23/0557 – 57A Church Street - Change of use of first floor office to flat.

Applications Withdrawn

LW/24/0017 - Catholic Church of St Thomas More Sutton Road - Installation of 2 no. emergency sleeping pods for temporary use by rough sleepers (no reason for withdrawal given).

LW/19/0568 – Elm Court Blatchington Road - Variation of Condition 1 (Plans) relating to planning approval LW/18/0404 to allow for minor amendments to materials and layout.

Tree Works Application

TW/23/0117/TPO – Sutton House – There was a total of twenty-five trees involved in this application. The details of the application and the 'split' decision are set out in the Decision Notice on <https://padocs.lewes-eastbourne.gov.uk/my-requests/document-viewer?DocNo=25072188>

Submission of Appeal Notified

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) - Appeal against Refusal.

The application was **REFUSED** at the Lewes District Council Planning Applications Committee meeting on 12th July 2023 for the following reasons:-

1. The proposed tandem backland single storey dwelling house would harm the appearance of the rear garden landscape setting by significantly reducing the rear garden and introducing an incongruous substantial new dwelling into what is clearly a distinctive, tranquil private garden character zone.
2. The proposed new wider access would require the demolition of part of the existing front flint and brick wall which it is considered would harm a distinctive element of the street pattern and design of this part of Heathfield Road.
3. The scheme would introduce regular car, cycle, and walking access to the rear private garden zone. This would significantly change the existing experience of neighbour amenity and be likely to harm that amenity and risk neighbour security.

Comment – The Committee considered the revised plans for this application in April 2023. It had supported the initial application.

The decision on the revised plans was:-

To **RESOLVE** 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.
5. The Committee's main reason for supporting the scheme was that a scheme for similar backland development in the neighbourhood had recently been approved on appeal and that in this case there was more space available for access to and provision of an additional dwelling without having an unacceptable impact on neighbouring dwellings.