



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 17th August 2023

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG at 7.00pm.

Present:

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

Geoff Johnson, Planning Officer

Councillor C Bristow was in attendance for the Public Participation item.

There were no members of the public in attendance.

P25/08/23 Apologies for Absence

There were no apologies for absence.

P26/08/23 Disclosure of Interests

Councillor S Markwell declared that she was a neighbour of the applicant for LW/23/0425 and therefore would not speak or vote on that application.

Councillors O Honeyman and R Clay declared that they were members of Lewes District Council.

P27/08/23 Public Participation

Speaker	Statement
Councillor C Bristow	<p><i>Confirmed that she was speaking on behalf of District Councillor C Brett who could not attend the meeting.</i></p> <p><i>The comments related to item 7, the East Sussex County Council Bus Service Improvement Consultation.</i></p> <p><i>She was concerned that Seaford residents should be aware of the possibility of 'knock-on' delays on the A259 arising from the proposed bus priority measures at Denton Corner. The Public Exhibition on the proposals scheduled for Newhaven on 14th September should be publicised in Seaford as it was important that</i></p>

	<i>local residents were made aware of the various schemes proposed.</i>
Town Council Response	Councillor Bristow was thanked for her contribution.

P28/08/23 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 24th July

[LW/23/0430 – 45 Sutton Road](#) – Erection of a two-storey residential annexe/garage, creation of dropped kerb and associated landscaping.

It was reported that the description on the District Council’s website had been corrected by the insertion of ‘single storey’ for ‘two-storey’.

It was **RESOLVED** to **SUPPORT** the application subject to the condition that the annexe should remain ancillary to the main dwelling and not used as a separate unit of accommodation.

[LW/23/0166 – 25 Marine Parade](#) - Construction of a two-storey 2no. bed dwelling house, creation of triple vehicular dropped kerb (amended scheme to include single storey rear extensions with balconies above to existing and proposed dwelling).

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

[LW/23/0418 – Meadows, Chyngton Road North](#) - Erection of rear dormer, alterations to fenestrations at rear decking and external staircase elevation and installation of 3no roof lights at front elevation.

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

[LW/23/0433 – 5 Sherwood Road](#) - Erection of single storey rear extension, associated decking and external staircase.

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

[LW/23/0425 – Barn Cottage, Chyngton Barns, Chyngton Lane](#) - Erection of single storey rear extension.

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

[LW/23/0303 – 28 Church Street](#) - Single storey rear extension to ground floor restaurant to create a studio dwelling.

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

- 1) It was difficult to assess the floor area of the proposed residential unit, but it appeared from the plan to be below the relevant National Space Standards for two occupants and therefore the accommodation would be sub-standard.
- 2) The area at the rear was cramped and the proposed extension would be bound to have an adverse impact on the amenity of neighbouring properties.

If the District Council is minded to approve the application a condition should be imposed restricting occupation to staff working at the restaurant as its proximity to the premises would make it unsuitable for general residential occupation.

[LW/23/0412 – Crouch House, Crouch Lane](#) - Roof extension including infill of twin pitch to create single pitch and removal of chimneys at rear and side elevations, re-rendering of external walls, alterations to fenestration at all elevations including installation of double-glazed units, installation of dormer and roof light at front elevation, two dormers at rear elevation and one roof light at side elevation.

It was **RESOLVED** to **SUPPORT** the application in principle. The modification of the roof line would improve the appearance of the front elevation but there was some concern over the size and character of the proposed front dormer. It was important that the dormer should match the three front dormers of the neighbouring listed building, Stone House, in order to comply with the guidance in Para GBO4 of the Design Guidelines forming part of the Seaford Neighbourhood Plan.

[LW/23/0406 – 14 Balmoral Close](#) - Single storey extensions at side and rear elevations, loft conversion with rear dormer and removal of detached garage at rear.

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

Lewes District Council Planning Applications received in week commencing Monday 31st July

[LW/23/0352 – 21 The Steyne, Steyne Road](#) - Garage conversion and external rendering to main dwelling.

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

[LW/23/0446 – 9-11 Broad Street](#) - First floor extension and conversion of 1no flat into 2no flats, second floor extension to create 2no 1-bedroom flats.

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

- 1) That the design of the frontage of the proposed development would not be in keeping with the character and appearance of neighbouring frontages in Broad St

- 2) That the proposed development would have an adverse impact on the character and setting on the Grade 1 listed St Leonards Church to the rear and;
- 3) That the floor areas of the proposed flats do not comply with the adopted National Space Standards.

[LW/23/0456 – 55 Dane Close](#) - Conversion of lower ground floor undercroft into habitable space, extension of ground floor balcony with addition of steps and balustrade at rear, installation of solar panels to roof and recladding rear elevation.

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

[LW/23/0447 – 1 Surrey Close](#) – Single storey front and side infill extension.

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

Lewes District Council Planning Applications received in week commencing Monday 7th August

[LW/23/0450 – 48 Richington Way](#) - Erection of single storey front extension with alterations to fenestration and addition of rendering.

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

[LW/23/0462 – 14 Middle Furlong](#) - Internal garage conversion, single storey ground floor side garage extension and first floor front/side roof extension.

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

[LW/23/0458 – 36 South Way](#) - Erection of 2No. single storey rear extensions, single storey side extension with associated hard/soft landscaping.

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

Tree Works Applications

[TW/23/0066/TPO – 10 Chalvington Close](#) - T1 - Sycamore - Whole crown reduction by 1.5 metres to provide significant clearance to garden and prevent damage to the trees e.g., snap outs T4 - Sycamore - Whole crown reduction by 1.5 metres to provide significant clearance to garden and prevent damage to the trees e.g., snap outs.

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

[TW/23/0064/TPO – Ashleigh Glegg House, Grosvenor Road](#) - T1 - Sycamore - Lifting of the lower crown to 3m, removal of basal & epicormic growth and removal of deadwood. T2 - Holm Oak - Reduce back from the building to allow approximately 1.8 metres clearance, Lifting of the lower crown to 4m and removal of deadwood.

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

[TW/23/0062/TCA- 4 Blatchington Hill](#) - T1 - Plum - Fell to level stump T2 - Holly - Fell to level stump.

It was **RESOLVED** to **FORWARD** the following comments in response:-

It was unclear why the application was to fell to the lower stump rather than remove the trees and the Committee would not, in any event, support the felling of a healthy tree. In view of the general lack of information in the application the Committee was happy for the District Council's Tree Officer to assess the contribution the trees make to the character and appearance of the Conservation Area and make his decision based on that assessment.

P29/08/23 Planning Applications – To be Noted

The planning and/or tree works applications for the Committee to note – and the reason/s for just being noted – are as follows:

East Sussex County Council Application

[LW/3478/CC – Seaford Head Lower School, Steyne Road](#) -Temporary installation of 1no mobile classroom for a period of 5 years.

Reason: as per the decision notice available on the Planning Portal, planning permission has already been granted by East Sussex County Council under delegated powers AND THE Committee had supported the application at the meeting on 1st June 2023.

It was **RESOLVED** to **NOTE** the planning application.

P30/08/23 Road Closure Application, Walk the Chalk - Item for Noting

The Committee considered report 46/23 on the road closure application for the 'Walk the Chalk' event on 20th to 24th September.

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

P31/08/23 Lewes District Council - Local Plan Development Scheme

The Committee considered report 47/23 on the recently published revised Lewes District Council Local Plan timetable as set out in the Local Plan Development Scheme.

It was **RESOLVED** to **NOTE** the details of the Local Development Scheme and contents of the report.

P32/08/23 East Sussex County Council Bus Service Improvement Plan Consultation

The Committee considered report 48/23 on East Sussex County Council's consultation on its Bus Service Improvement Plan, containing proposals for bus priority highway works in various locations in Peacehaven, Newhaven and Eastbourne.

It was **RESOLVED** that, in view of the importance of the proposals to Seaford, in particular the proposed bus priority measures in Newhaven, the Town Council should take steps to publicise the consultation and the arrangements for the public exhibition scheduled for Newhaven on 14th September 2023.

P33/08/23 Update Report

The Committee considered report 49/23 reporting on decisions taken by Lewes District Council since the last meeting, on applications previously considered by this Committee.

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

The meeting closed at 8.33pm

Councillor L Wallraven

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Chair of Planning & Highways