



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday, 19th October 2023

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG on Thursday 19th October 2023 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

There were no members of the public in attendance.

P50/10/23 Apologies for Absence

There were no apologies for absence.

P51/10/23 Disclosure of Interests

Councillor L Boorman declared a personal interest in application LW/23/0585 (89 Sutton Road) as a friend of the owner of a neighbouring property and declared that she would not speak or vote on that application

P52/10/23 Public Participation

There was no public participation.

P53/10/23 Planning Applications - For Comment

Lewes District Council Planning Applications received in week commencing Monday 18th September 2023

LW/23/0036 – Rosecroft, 42 Firle Road - Reformation of a two-storey dwelling house with rooms in the roof on the site of a previous house, alongside 2no. single storey double garages and swimming pool to the rear.

It was **RESOLVED** as follows:-

The new notification was received on 25th September 2023 so, as the Committee had objected to the original application in February this year, it was assumed that the notification related to revised plans. As it is clear that the plans have not been revised the reason for the new notification could only be that the description of the development has been amended.

In these circumstances the Committee can only repeat the objection resolved at the meeting on 16th February 2023.

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

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

Lewes District Council Planning Applications received in week commencing Monday 25th September 2023

No applications received.

Lewes District Council Planning Applications received in week commencing Monday 2nd October 2023

LW/23/0544 & 0545 – Pear Tree Cottage, Saxon Lane – Planning Permission and Listed Building Consent for repair and replacement to roof, comprising the removal and re-build of 2no. chimney stacks to the main roof; replacement flashing around the chimney stacks; replacement of all roof battens; replacement of rafters (localised only and following visual inspection); retiling of roof (re-use of some tiles and replacement where others have failed); repair or replacement of gutter brackets; repair and re-build of the upper section of the front elevation due to outward deflection; installation of lateral restraint straps at first floor level to both front and rear elevations (east and west) and at roof level to the gable ends, and stripping out internal wall with removal of timber cladding within the bathroom and bedroom at second floor to reveal the historic timbers behind.

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

LW/23/0571 – Fairways, 41 Firle Road - Amendments to existing driveway with new brick garden wall and electric access gates.

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

LW/23/0585 – 89 Sutton Road - Erection of two-storey side extension over existing detached garage, single storey flat roof rear extension, composite cladding to front and side elevations and rear dormer.

It was **RESOLVED** to **SUPPORT** the side and rear extensions in principle but to **OBJECT** to the use of composite cladding on the side extension and frontage as this would be totally out of character with the other properties in the area which were characterised by the use of red brick. The Inspector in the appeal decision dated 14th December 2022 relating to the redevelopment of 83-89 Sutton Road had referred to high quality of the character and appearance of this area.

The use of composite cladding in this location is considered therefore to be contrary to policy DM 25 of the Lewes Local Plan Part 2 and the Design Guidelines relating to the Seaford East area in the Seaford Neighbourhood Plan

Lewes District Council Planning Applications received in week commencing Monday 9th October 2023

LW/23/0598 & 0599 – Sutton Place, Eastbourne Road - Applications for Planning and Listed Building Consent for phased development comprising the demolition of West Wing and northern additions (phase 1) reinstatement of soffit/eaves to western elevation and reroofing of the building (phase 2) and, conversion and change of use of Sutton Place into 5 No. residential units (phase 3).

It was **RESOLVED** as follows:-

The Committee noted that, in the request to Lewes District Council for pre-application advice, the applicants were proposing the provision of up to eight new houses on site to act as ‘enabling development’ to support the restoration and conversion of the main house.

The advice was given on that basis.

However, in the applicants’ Planning Statement submitted with the application, there is no mention of the new houses; only the five flats to be provided in the main house.

If the applicants still require any new dwellings on site to ‘enable’ the extensive works on the main house these should have been included in the application so that the whole scheme could be considered ‘as one’. Also, if the overall intention of the scheme is to provide over ten new dwellings this would engage the Local Plan policies relating to affordable housing provision. Splitting the two residential applications should not mean that this obligation is avoided.

As far as the works on the main house are concerned the Committee appreciated that the design and scale of the large western extension and the rear extension were not totally sympathetic to the scale and character of the original house although they were included in the details of the house’s Grade II listing. Members felt however felt that they lacked the expert knowledge to comment on the detailed structural matters. In this respect members were happy for the final recommendation to be left to the District Council’s Conservation Officer. Overall, members welcomed the intention of the applicants to restore the main house and to change the use from educational to residential as it should ensure the well-being of one of the Town’s most important heritage assets.

Finally, it was noted that the applicants intended to use Canadian rather than Welsh slate in the restoration. It was considered that it would be appropriate for the original Welsh slates

to be recovered and used to form a decorative feature or similar in the garden of the main house.

Tree Works Applications

TW/23/0087/TPO – 40 Barn Close - T4 - Beech - Crown reduction by approximately 4m from all directions, removal of branches back to 1m, removal of hanging branches, trim back to match circumference of the tree, and height reduction by 2m.

It was **RESOLVED** to submit the following response:-

Members were concerned that the extent of the crown reduction and pruning requested could be considered as excessive but were happy to leave the final decision to the District Council's Tree Officer

TW/23/0088/TPO – 3 Elm Close - T13 - Holm Oak - 30% reduction owing to proximity to house and land.

It was **RESOLVED** to submit the following response:-

Members were concerned that the crown reduction of 30% requested could be considered as excessive but were happy to leave the final decision to the District Council's Tree Officer

P54/10/23 Planning Applications – For Noting:

LW/23/0594 – Martello Kiosk, The Esplanade - Detached pre-fabricated Changing Place facility for members of the public with severe disabilities and assistants.

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

P55/10/23 Road Closure Applications for November and December

Committee members considered report 91/23 presenting details of proposed road closure applications for events in November and December 2023.

It was reported at the meeting that the applications from the Seaford Traders Association for a Family Fun Day on Sunday 10th December and Late-Night Shopping on Thursday 14th December would not now go ahead. It was also reported that the Association had been advised by the Town Council's Assets and Projects Manager that a Street Trading Licence would be required for the event on 14th December and further information was being requested from the applicant regarding the Fun Day to enable the Officers to decide whether a similar application would be required for that event on 3rd December.

P55.1 It was **RESOLVED** to **NOTE** the Town Council applications.

P55.2 It was **RESOLVED** to make no objections to the two remaining road closure applications from Seaford Traders Association for events on 3rd and 17th December and to **NOTE** the situation with regard to the Street Trading Licensing requirements.

P56/10/23 Update Report

Committee members considered report 90/23 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee.

It was also reported that the Hearing of the appeal relating to the proposed development of a 60-bed Care Home on land to the south of Florence House Southdown Road would be held on Tuesday 12th December at The Newhaven Marine Workshops Railway Approach Newhaven BN9 0DF commencing at 10.00 am

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