



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday 21st December 2023

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG on Thursday 30th November 2023 at 7.00pm.

Present:

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

Geoff Johnson, Planning Officer

There were two members of the public in attendance.

P70/12/23 Apologies for Absence

Apologies for absence were received from Councillors R Clay and S Markwell.

P71/11/23 Disclosure of Interests

There were no disclosures of interests.

P72/12/23 Public Participation

There was no public participation.

P73/12/23 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 20th November 2023

LW/23/0699 – 'Fieldings' 18 Firle Road - Rebuilding of the front garden wall, relocation of vehicular and pedestrian access points including associated landscaping.

Speaker	Statement
<i>Resident A</i>	<i>Opposed the application. The wall to be demolished abutted his wall and the Inspector on the previous appeal stated that it should be retained There was no evidence to justify replacing</i>

	<i>it. It simply required some maintenance. It is over 200 years old and a much-prized feature of the Conservation Area.</i>
Town Council Response	Thanked the resident for their contribution.

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

The loss the length of flint wall involved in the provision of separate accesses would have a serious adverse impact on the East Blatchington Conservation Area and would be totally contrary to the conclusions of the Inspector in the decision dated 30th May 2019 on application LW/18/0653 Appeal ref APP/P1425/W/18/3215206.

The wall is an important heritage asset which local records show is over 200 years old. Other similar lengths of wall in the locality are listed in their own right. No evidence has been put forward to justify replacing this heritage asset with a new wall which would inevitably detract from the special character of the area.

The proposals would therefore be contrary to policies DM 33 of the Lewes Local Plan and SEA 3 of the Seaford Neighbourhood Plan as well as para 207 of the NPPF.

LW/23/0697- 4 Church Street - Change of use from residential to holiday let.

<i>Resident B</i>	<i>Opposed the application as a neighbouring resident. There were often 18-20 occupiers with only one entrance and exit. It was an overcrowded fire hazard.</i>
Town Council Response	Thanked the resident for their contribution.

It was **RESOLVED** to **OBJECT** to the application for the following reasons:-

The Committee was mindful of the need to take into account the Inspector's comments in the two appeal decisions dated 2nd November on applications LW/22/0559 and /0560.

The applicant has satisfied the concerns raised in Appeal A over the impact of waste and recycling collections by arranging a bespoke collection arrangement with waste contractors.

The applicant has however not addressed the concerns in Appeal B about the lack of any assessment of the effect of the interior work on the integrity and character of the property as a listed building and designated heritage asset. Until it was made clear that there has been no substantial harm caused by the works already carried out the Town Council would object to the retrospective change of use under policies DM 33 of the Local Plan Part 2 and SEA 3 of the Seaford Neighbourhood Plan.

(There was a break from 7.30 to 7.35pm to allow the two residents attending to leave the meeting)

LW/23/0700 – 2 Croft Lane - Single storey rear extension, removal of the uPVC casement windows and UPVC front oriel casement window and replacement with white metal framed sash windows with glazing bars and horns.

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

LW/23/0678 - Flat 2, 2 Claremont Road - Demolish existing shed/store and replace with timber clad cycle store/home office.

It was **RESOLVED** to **SUPPORT** the application subject to the attachment of a condition restricting the uses of the proposed building to those ancillary to the host dwelling.

LW/23/0712 - 15 Chyngton Gardens - Replacement of existing conservatory with single storey rear extension, and addition of single storey front/side extension.

It was **RESOLVED** to **OBJECT** to the application on the grounds that the scale and size of the proposed front/side extension and its single storey design would be out of character with the host property and with the general character of the area, contrary to policy DM25 of the Lewes Local Plan Part 2

Lewes District Council Planning Applications received in week commencing Monday 27th November 2023

LW/23/0725 & 0726 (Planning and Listed Building Consent) – Sutton Shaw, Eastbourne Road - A rationalised party wall line to ground floor and first floor level between Sutton Shaw and Sutton Place, increasing of footprint, refurbishment/replacement of the existing sash windows, the reinstatement of a sash window at ground floor level to rear elevation, timber window and doors, ground floor bay window with access, replacement of the existing external render, increase floor to ceiling height at ground floor level, whitewashing brickwork, replacement of the existing slate roof and associated works.

It was **RESOLVED** to **SUBMIT the following response to** the application:-

It was appreciated that the purpose of the application was to rationalise the division of accommodation between the two properties concerned and to improve the layout and standard of accommodation at Sutton Shaw. Members supported this in principle but given their lack of detailed knowledge of the site they were happy to leave the detailed decision to the District Council's Design and Conservation Officer.

The Committee however repeated its request for the Welsh slates recovered from the refurbishment of the properties to be reused at part of the proposed landscaping.

LW/23/0723 (Advertisement Consent) – 18 Clinton Place - Installation of 1no. non-illuminated wall-mounted advertising billboard.

It was **RESOLVED** to **OBJECT** to the application. It was considered that the display of the sign in such a prominent position would be an unattractive intrusion in the area and would detract from the current mixed character of Clinton Place and the general setting of the area close to the Crossways Church and the Town Centre Conservation Area.

LW/23/0677 - Sutton Corner Garage, Eastbourne Road- Demolition of existing garage workshop, erection of terrace of three houses and detached single storey dwelling house.

It was noted that this was the third renewal of the consent originally granted in 2014. It was therefore **RESOLVED** to **SUPPORT** the application with the proviso that conditions/requirements relating to green infrastructure (e.g relating to Electric Vehicle Charging Points, Solar Panels and Heat Pumps) which would not have been considered as conditions in 2014, should now be given due consideration.

Lewes District Council Planning Applications received in week commencing Monday 4th December 2023

LW/23/0737 - High Wood 51 Firle Road - Two storey front extension to include double garage, single storey front porch, single storey flat roof rear extension with first floor roof terrace, two storey rear extension, installation of raised rear terrace with pergola, glass balustrade and access steps, alterations to existing rear fenestration, and alterations to existing driveway.

It was **RESOLVED** to **OBJECT** to the application. It was considered that the front extension would be over-dominant, would unbalance the existing property and have an adverse impact on the property and the general character of the area which is a designated Area of Established Character under the Local Plan Part 2 and the Seaford Neighbourhood Plan. The fact that the property is within this designated area and therefore warrants particular consideration is not referred to in the supporting documentation and appears to have been overlooked.

The consent granted under LW/13/0139 was acknowledged but it was noted that this consent pre-dated the designation, the subdivision of the plot under LW/19/0426 and the adoption of the two Plans. The proposed extension is therefore considered to be contrary to Policy DM 34 of the Local Plan and Para GB05 of the Design Guidelines appended to the Neighbourhood Plan.

Similar objections apply to the proposed side extension in that by following the existing ridge height of the host dwelling it would not appear subservient to the dwelling and would therefore be contrary to the Para GB03 (Page31) of the Design Guidelines.

LW/23/0730 - 35 Headland Avenue - Replacement of existing single storey rear extension, 2 storey hip to gable side extension, single storey open front porch, 18no. solar panels to front roof, and widening of existing driveway and dropped kerb.

It was **RESOLVED** to **OBJECT** to the application. It was considered that the proposed extension would be over dominant and not in scale or character with the surrounding properties in Headland Avenue. Also, the extension continued the ridge height of the host property and therefore would not appear subservient to the property. This would contravene policy DM 25 of the Lewes Local Plan Part 2 and Para GB03 (Page 31) of the Design Guidelines incorporated in the Seaford Neighbourhood Plan

LW/23/0731 - 13 Lower Drive - Demolition of existing conservatory and replacement with single storey rear extension.

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

LW/23/0746 – 45 Richington Way - Single storey front/side extension.

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

Lewes District Council Planning Applications received week commencing Monday 11th November 2023

No applications received.

Tree Works Applications

TW/23/0116/TCA - 51 Steyne Road - T1 - Black Mulberry - reduce and reshape crown by approx 3.0-3.5m, and cyclical pruning to maintain at reasonable size.

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

TW/23/0117/TPO – Sutton House, Eastbourne Road - 1759 - Ash - Crown reduce overall by approx 2m & removal of deadwood 1760 - Sycamore - Fell to ground level 1761 - Sycamore - Fell to ground level 1762 - Sycamore - Crown reduce by 2-3m on farthest side & Remove large dead section 1763 - Leylandii - Fell to ground level 1764 - Leylandii - Remove, structurally sub-optimal limb back to source 1765 - Ash - Reduce overall by 3-4m to suitable growth. Manage canopy size in future (on going). NT001 - Ash - Monitor at subsequent assessments. Consider clearing undergrowth to permit access to assess. 1766 - Beech - Monitor at subsequent assessments 1767 - Sycamore - Monitor at subsequent assessments. Deadwood has limited targets and is small in size. 1768 - Leylandii - Monitor at subsequent assessments or after periods of prolonged high wind. 1769 - Sycamore - Fell to ground level 1770 - Sycamore - Fell dual stem tree to ground level 1771 - Sycamore - Crown reduce by approx. 2-3m at largest extent of asymmetry. 1772 - Sycamore - Fell to

ground level 1773 - Sycamore - Fell regrowth of stump 1774 - Ash - Fell to ground level. NT002 - Sycamore - Sever ivy to permit future inspection. 1775 - Leylandii - Fell to ground level under 5 day notice 1776 - Lime - Carry out re-trenchment prune of previously topped defective tree. 1777 - Sycamore - Monitor at subsequent assessments 1778 - Sycamore - Fell Under 5 Day Notice. 1779 - Sycamore - Fell Under 5 Day Notice. 1780 - Lime - Re pollard to just above prev points NT003 - Sycamore - Fell to ground level NT004 - Sycamore - Fell to ground level.

It was **RESOLVED** to send the following response to the District Council:-
It is difficult for members to consider the detail of the application given the number of trees covered and that they were situated on private enclosed land and at some distance from public viewpoints. While members would be concerned at the possibility of healthy trees being removed, they were happy in this case to leave the decision to the District Council's Tree Officer.

P74/12/23 Lewes Local Plan – Public Consultation – Towards a Spatial Strategy and Policies Directions

Members considered report 135/23 providing an introduction to the Lewes Local Plan consultation document published by Lewes District Council on 29th November 2023.

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

P75/12/23 Levelling Up and Regeneration Act 2023

Members considered report 134/23 advising the Committee on the main Planning reforms introduced by the Levelling Up and Regeneration Act 2023.

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

P76/12/23 East Sussex County Council Parking Review 2023-2024

Members considered report 136/23 updating the Committee on the East Sussex County Council Formal Parking Consultation for the Lewes District. The Town Council had responded to the proposals in the preliminary consultation carried out by the County Council in September/October 2023 following discussion at full Council on 5th October 2023

It was noted that comments on proposals for amended restrictions in Broad Street and Pelham Road had been taken into account in the revised proposals in the formal consultation. The proposals for restrictions on parking on The Esplanade were for parking to be restricted to 12 hours with no return within 2 hours. It was assumed this was to avoid inconvenience for residents' parking.

Members were aware of the detailed response to ESCC following the full Council meeting on 5th October 2023 and **RESOLVED** that this should stand as drafted as the Council's response to the formal consultation.

P77/12/23 Update Report

Members considered report 137/23 reporting 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.

The meeting closed at 9.33pm

Councillor L Wallraven

Councillor L Wallraven

Chair