



## Seaford Town Council

### **Seaford Town Council Planning & Highways Agenda – Thursday 25<sup>th</sup> April 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 25<sup>th</sup> April  
2024** at **7.00pm**, which you are summoned to attend.

Adam Chugg

Town Clerk

17<sup>th</sup> April 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 25th March 2024

[LW/24/0152](#) – **10 Lullington Close** – Erection of detached front garage for Mr R Van Ewyk.

[LW/24/0220](#) – **Land on the South side of Sutton Drove (at junction with East Albany Road)** -Erection of 9 flats with associated landscaping and parking for Mr C Wojtulewski. (See report 207/23 attached providing the Committee with background information to support its consideration of this application – (pages 6 to 7)

Lewes District Council Planning Applications received in week commencing Monday 1st April 2024

[LW/24/0242](#) – **45 Sutton Road** – Erection of 2-bed detached bungalow at rear utilizing pedestrian and vehicular access from Gildredge Road for Mr & Mrs J Lawrence.

Lewes District Council Planning Applications received in week commencing Monday 8th April 2024

[LW/24/0244](#) – **Wraymead Cottage, Hartfield Road** – Replacement of existing conservatory with single-storey rear extension and removal of existing porch/door at side elevation for R Barnes.

[LW/24/0250](#) – **76 Stafford Road** – Dropped kerb and crossover with permeable hardstanding to create front driveway for Mr T Heacock.

[LW/24/0262](#) – **4 Walmer Road** - Single storey front extension with fenestration alterations for Mr and Mrs Weissenhorn.

[LW/24/0237](#) - **2 Barn Rise** - Erection of 1.8m high timber fence at side and front boundary for Mr A Chapman.

South Downs National Park Application

[SDNP/24/00345/FUL](#) - **St Andrew's Church Bishopstone, Bishopstone Road, Bishopstone** – Demolition of part below ground-floor boiler room and erection of extension to west side of north aisle of church for the PCC of St Andrew's Church c/o Richard Martin.

## Tree Works Applications

[TW/24/0038/TPO](#) - **11 Chalvington Close** - T1 - Sycamore - Crown reduction of approx. 3m, and clearing of dead wood T2 - Sycamore - Crown reduction of approx. 3m, and clearing of dead wood T3 - Sycamore - Crown reduction of approx. 3m, and clearing of dead wood T4 - Sycamore - Crown reduction of approx. 3m, and clearing of dead wood T5 - Ash - Crown reduction of approx. 3m, and clearing of dead wood for Mr E Stroud.

[TW/24/0033/TPO](#) – **12 Barn Close** - T1 - Sycamore - Reduction of up to 4m to secondary growth and ivy rings T2 - Sycamore - Reduction of up to 4m to secondary growth and ivy rings T2 - Sycamore - Reduction of up to 4m to secondary growth and ivy rings T2 - Sycamore - Reduction of up to 4m to secondary growth and ivy rings T5 - Ash - Fell due to root damage for Dr D Fermor.

### **5. [South Downs National Park Local Plan Review – Update Report](#)**

To consider report 208/23 on the latest information received from the South Downs National Park Authority on the progress its Local Plan Review (pages 8 to 9).

### **6. [Update Report](#)**

To consider report 206/23 on the Lewes District Council decisions received since the last meeting on applications previously considered by the Committee (pages 10 to 12).

## 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](mailto: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](mailto: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](mailto: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

<b>Report No:</b>	<b>207/23</b>
<b>Agenda Item No:</b>	<b>4</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>25<sup>th</sup> April 2024</b>
<b>Title:</b>	<b>Land on the South Side of Sutton Drove</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To notify the Committee of Application LW/24/0220 - erection of 9 flats in Sutton Drove at the junction with East Albany Road</b>

### Recommendations

#### The Committee is recommended:

1. To consider its response, as a consultee, to the planning application.

## 1. Information

- 1.1 Notification of this application was received late last month. It has already attracted several objections from residents in the area.
- 1.2 There have been several applications for development of this site since 2009. It is also referred to in the site assessments carried out prior to the adoption of the Seaford Neighbourhood Plan.
- 1.3 This report will provide details of the planning history of the site so that members are aware of the full background prior to the Committee meeting on Thursday 25<sup>th</sup>.

## 2. The Planning History

- 2.1 Between 1994 and 2005 there were a number of applications for development of the site. Most of the applications were for six self-contained flats in a single block. Four applications were refused; one was approved.
- 2.2 An approval in 2006 for six flats was renewed in 2009.

- 2.3** There were three further approvals between 2011 and 2016 firstly for three self-contained flats (2011), a pair of three bed semi-detached houses (2015) and the erection of 12 two-bed flats (2016).
- 2.4** The 2016 application (LW/16/0037) was not finally approved until February 2020, due to negotiations on the sum to be paid in lieu of the provision of affordable housing on the site. As the scheme now under consideration is for less than 10 units, the issue of affordable housing provision does not arise.
- 2.5** An assessment of the site, reviewed in September 2018, can be found at SC14 in the supporting documents to the Neighbourhood Plan. These documents are available to view on the [Town Council's website](#). The site is described as close to town centre amenities and bus stop, not treated as amenity open space, no environmental or historical constraints and suitable for residential use. It was also stated that the site has not been put forward by the owner so it was not formally allocated in the Plan.

### **3. Conclusion**

- 3.1** It is clear from the history that the principle of residential use has been established through recent consents. Members should therefore concentrate on the details of the scheme, e.g the size, design and massing, rather than the suitability of the site for residential use.

### **4. Financial Appraisal**

- 4.1** There are no direct financial implications of this report.

### **5. Contact Officer**

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



## Seaford Town Council

<b>Report No:</b>	208/23
<b>Agenda Item No:</b>	5
<b>Committee:</b>	Planning & Highways
<b>Date:</b>	25 <sup>th</sup> April 2024
<b>Title:</b>	South Downs National Park Local Plan Review – Update Report
<b>By:</b>	Geoff Johnson, Planning Officer
<b>Purpose of Report:</b>	To update the Committee on the South Downs National Park – local plan review update report.

### Recommendations

#### The Committee is recommended:

1. To note the contents of the report.

### 1. The Plan Update

- 1.1 The South Downs National Park Authority have updated all Town and Parish Councils on the progress of its Local Plan Review.
- 1.2 The current intention for the next stage of the Plan is to produce a draft Plan for South Downs National Park Authority members' consideration in Autumn 2024 prior to public consultation in early 2025.
- 1.3 Prior to that there will be public engagement in June /July this year for early input into:-
  - the scope and timetable for the Local Plan Review and the key issues for it to address;
  - how the Local Plan Review can contribute to delivering the vision for the National Park and its corporate priorities of climate action, nature recovery and a National Park for all; and
  - how they want to be engaged in subsequent stages of the process including consulting on a revised Statement of Community Involvement



## **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.



## Seaford Town Council

<b>Report No:</b>	206/23
<b>Agenda Item No:</b>	6
<b>Committee:</b>	Planning & Highways
<b>Date:</b>	25 <sup>th</sup> April 2024
<b>Title:</b>	Update Report
<b>By:</b>	Geoff Johnson, Planning Officer
<b>Purpose of Report:</b>	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 206/23 Appendix A**

### **Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 4<sup>th</sup> April 2024**

#### **Approvals – No Objections from Seaford Town Council**

**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.

**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.

**LW/24/0077 – 7 Chyngton Road** - Replacement double garage

**LW/24/0075 – 30 Hawth Crescent** - Flat roof single storey side/rear infill extension, installation of rear decking with access steps and privacy screen, and alterations to existing side and rear fenestration.

**LW/23/0656 – ‘High Wood’ Firle Road** - Variation of Condition 1 (Approved Plans) in relation to approval LW/19/0426 to amend design of proposed dwelling including alterations to fenestration at all elevations, increase garage size, infill front porch bay, open external porch, change cladding material at ground floor level to brick and first floor gable to timber and render, with internal layout changes and associated works.

**LW/23/0717 – ‘Windy Gap’ Marine Parade** - Variation of condition 1 (Plans) relating to approval LW/19/0834 - changes to site layout.

**LW/24/0071 – 54 Hartfield Road** - Replacement of existing brick wall and timber fence with brick/flint wall to front/side boundaries, installation of pergola at the side, extending existing side drop kerb and associated landscaping.

**LW/23/0742 – 14-16 Sutton Park Road** - Replacement of 1no. illuminated projecting sign, 1no. non illuminated logo sign, 1no. ATM surround and safety manifestation, to front elevation.

**LW/24/0042 - 3 Cliff Tops Cliff Road** - Erection of single storey rear extension.

**LW/23/0760 – ‘Old School House’ Upper Belgrave Road** - Demolition of existing side porch, replacement with single storey side infill extension to connect existing outbuilding to main dwelling, removal of existing dormers, with installation of replacement dormers at rear and side elevations and 2no. additional side dormers, removal of existing roof light with installation of 2no. rooflights at side elevation and

1no at front elevation, alterations to fenestration at side elevation and internal layout, recladding of roof at ground floor level and extension of driveway at front elevation.

**Approvals – Objection from Seaford Town Council**

**LW/24/0081 – 14 Old Nursery Close** - Section 73a retrospective application for a combined bin store and bike shed at the front elevation.

**Note:** Reasons for Approval: The bin/bike store encouraged a sustainable method of transport and kept the bins out of sight. Overall, there was a neutral impact on the property and the general area. No condition attached to require painting it a more appropriate colour.

**LW/23/0533 – 61 Marine Drive** - Raising of roof height to provide first floor extension.

**Note :** Reasons for Approval : STC's concerns were noted and it was accepted that the roof extension would be noticeable but the locality has a mixed character with bungalows ,chalet bungalows and two-storey dwellings nearby. The scheme was considered acceptable in terms of local plan policies DM 25 and 28.

**Tree Works Application Approved - No Seaford Town Council Objections**

**TW/24/0029/TPO – 11 Barcombe Avenue** - T1 - Holm Oak - Crown reduction of approx 2m T2 - Holm Oak - Crown reduction of approx. 2m

**TW/24/0019/TPO – 26 Seafeld Close** - T34 - Sycamore - Crown lifting to approx. 2m, and thinning of lower branches.

**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.