



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – Thursday 30th November 2023

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 in the **Council
Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 30th
November 2023** at 7.00pm, which you are summoned to attend.

Adam Chugg

Town Clerk

24th November 2023

- **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 30th October 2023

[LW/23/0636](#) – **Elm Court, Blatchington Road** - Variation of Condition 1 (Approved Plans) in relation to approval LW/20/0799 to amend design of proposed dwellings including changes to enclosed staircases, removal of solar PV panels on roof, and external staircases and access balconies at front elevation, with the addition of air source heat pumps for Mr T Brightmore.

[LW/23/0652](#) – **5 Marine Drive, Bishopstone** - Replacement 2 storey side extension, extension of front porch, conversion of internal garage, and alterations to fenestration for Mr B Elliston.

Lewes District Council Planning Applications received in week commencing Monday 6th November 2023

[LW/23/0664](#) – **1 Hawth Close** - Single storey second floor rear extension with Juliette balcony over existing flat roof extension, installation of solar panels to roof, addition of window to side elevation, conversion of internal garage and creation of 2no parking spaces for M Hancock.

[LW/23/0665](#) – **90 Claremont Road** - Erection of 2no. studio flats (Class C3) to be used for emergency housing with provision of refuse and cycle storage for Mr J Burrill.

[LW/23/0671](#) – **30 Stirling Avenue** - Replacement single storey side extension, alterations to fenestration and external materials on all elevations, and installation of solar panels to roof with associated landscaping for Ms A Mulcahy.

[LW/23/0570](#) - **53 Kingsmead** - Single storey first floor front extension for Mr R Haria.

[LW/23/0679](#) - **9 Upper Chyngton Gardens** - Two storey flat roof rear extension, addition of 2no. front rooflights, extension to width of existing roof, and alterations to fenestration for Mr C Di Paolo.

Lewes District Council Planning Applications received in week commencing Monday 13th November 2023

[LW/23/0602](#) & [0603](#) (Planning and Listed Building Consent) – Fitzgerald House Croft Lane - Replace steel beams supporting Block One store, remove concrete first floor and replace with insulated timber floor, rebuild internal masonry wall, repairs to flit panelling and associated brickwork repairs, following DS/23/0024 for Mr C Grimble.

[LW/23/0676](#) – 1 Alfriston Road - Replacement of existing shed in rear garden with outbuilding for Mr W Maxted.

Lewes District Council Planning Applications received in week commencing Monday 20th November 2023

[LW/23/0696](#) – 9 Hawth Park Road - Erection of front and rear flat roof dormers and addition of first floor side window for Mr C Lovett.

National Park Application

[SDNP/23/04375/FUL](#) – Land North of Eastbourne Road (A259) - Creation and use of a temporary construction compound, including access onto the A259, car park, storage yard, welfare and office facilities to support the Exceat Bridge Replacement (SDNP/21/02342/FUL) development for ESCC Highways.

See [Report 112/23](#) for more officer commentary alongside this application (pages 6 to 7).

Tree Works Applications

No applications received.

5. [Appeal on Application LW/22/0275 - Safeguarding Fencing at Seaford Head Lower School](#)

To consider report 109/23 presenting details of the appeal relating to application LW/22/0275, Safeguarding Fencing at Seaford Head Lower School (pages 8 to 10).

6. [Tree Works Refusal Appeal TW/21/0048/TPO - Martello Cottage, Bramber Lane](#)

To consider report 110/23 presenting details of the appeal relating to tree works application TW/21/0048/TPO, Martello Cottage Bramber Road (pages 11 to 13).

7. [Update Report](#)

To consider report 111/23 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 14 to 15).

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:	112/23
Agenda Item No:	4
Committee:	Planning & Highways
Date:	30 th November 2023
Title:	Application SDNP/23/04375/FUL – Land North of Eastbourne Road (A259)
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present commentary to aid the Committee in its consideration of planning application SDNP/23/04375/FUL, Land North of Eastbourne Road (A259)

Recommendations

The Committee is recommended:

1. To consider all aspects of this application and include consideration of the restoration of the path with any other comments submitted to the South Downs National Park Authority in response.

1. Information

- 1.1 Application SDNP/23/04375/FUL for a temporary compound on the A259 North of Exceat Bridge was submitted by East Sussex County Highways to the South Downs National Park Authority (SDNPA) on 18th October 2023. This followed the granting of consent on application SDNP/21/02342/FUL for the replacement bridge in August this year.
- 1.2 Initial consultations have been carried out on the application with various officers within the SDNPA, and other relevant organisations e.g. Natural England. Responses to the consultations have been posted on the SDNPA's website:

‘Overall the scheme is likely to negatively affect soils [SD2], and key habitats such as the hedgerow [SD11], both of which have implications for local landscape character. Alongside the temporary landscape and visual effects of the compound.’

And goes on to suggest that:

‘The scheme is conditioned to deliver offsite benefits as compensation. This could be achieved through improved management of the highway estate such as the verges and grassed banks along the road between Seaford and Exceat.’

- 1.3 For several years there have been concerns over the condition of the informal path leading down the A259 from Seaford to the Bridge. These concerns have been discussed at Committee on several occasions.
- 1.4 The path is well-used by residents and the visitors to the Seven Sisters Country Park who arrive in Seaford. The dangers arise from the blockage of some stretches of the path by overgrown hedgerows and erosion towards the foot of the hill. A suggested alternative route between the built area of Seaford and the Bridge is not a convenient option. Restoration of this path as a convenient access to the Cuckmere and Country Park, once the use of the compound has ceased and the site restored, would therefore be appropriate compensation for the ‘negative effects’ on the site used for the compound.

2. Recommendations

- 2.1 It is recommended that members consider all aspects of this application and include consideration of the restoration of the path with any other comments submitted to the SDNPA in response.

3. Contact Officer

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



Seaford Town Council

Report No:	109/23
Agenda Item No:	5
Committee:	Planning & Highways
Date:	30th November 2023
Title:	Appeal on Application LW/22/0275 - Safeguarding Fencing at Seaford Head Lower School
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present details of the appeal relating to application LW/22/0275, Safeguarding Fencing at Seaford Head Lower School

Recommendations

The Committee is recommended:

1. To agree a response to the Planning Inspectorate on the appeal, considering the comments within the report and those discussed by the Committee in the meeting.

1. Information

- 1.1 Application LW/22/0275 for the erection of security fencing at Seaford Head Lower School was considered by the Committee on 11th August 2022. Several residents of Cricketfield Road attended the meeting and spoke in objection to the application citing the impact of the fence on their rear gardens.
- 1.2 It was resolved to object to the application on various grounds.
- 1.3 The main objection was that the 2.1 metre high fence abutting the rear boundaries of houses in Cricketfield Road would be overbearing and have an unacceptable impact on residents' amenity.
- 1.4 Other grounds related to the lack of any need for a new boundary fence, the possible interference with badger setts and lack of prior consultation with affected residents.

- 1.5** The application was subsequently reported to Lewes District Council's Planning Applications Committee on 15th February 2023. The Officer reporting rejected the objections raised and recommended approval.
- 1.6** The Committee however rejected the recommendation and refused consent on the following grounds:-
- (a)** The proposed replacement fencing around the school site, playing fields boundary and fronting onto the rear of the Listed Corsica Hall, with green metal mesh fencing, does not sufficiently respect and positively contribute to the open character and distinctiveness of the site.
 - (b)** The replacement fencing, would appear unduly prominent, overbearing and unneighbourly, it would be detrimental to the street scene, (particularly on Steyne Road), and would also lead to an unacceptable loss of outlook across the site. This would be contrary to LP Part 1 CP 11 Built and Historic Environment and High Quality Design and LP Part 2 DM25 Good Design.

2. The Appeal

- 2.1** An appeal has been submitted against the District Council's refusal. It will be determined on the basis of written statements.
- 2.2** The Inspector will have been sent a copy of the Town Council's objections, but further representations can be submitted prior to the deadline of 5th December.
- 2.3** The main grounds of appeal are summarised by the appellants as:-
- (a)** A material error has been made by the planning committee in hearing this application and by the Local Authority in presenting the case to the committee. The school require this boundary to improve their safeguarding measures in place owing to the continued trespass onto the school site and dilapidated nature of the existing boundary treatments.
 - (b)** The design of the scheme has tried to be sympathetic to neighbours and minimise its impact through the use of a mesh fencing which ensures light passes through and views of the site, including the adjacent Grade II listed Corsica Hall, can be maintained from both the neighbouring properties and the public highway.

- (c) We believe the scheme should be granted permission in line with the case officers' recommendation for approval with conditions.

3. Comments

- 3.1** The grounds of appeal are based on the need for improvement in safeguarding measures to combat trespass on the site. This is in line with general Government policy. The school is using Government funding to provide the fence.
- 3.2** Both the appellants and the Lewes District Council Officer recommending approval of the original application denied that the fence along the rear boundaries of the Cricketfield Road properties would be 'overbearing'. The only reasons given for this conclusion were that the fence would be constructed of 'see-through' mesh and would be painted green rather than black. Previously, this committee felt that this does not deal adequately with the negative impact the 2.1 metre fence will have on the amenities of the residents. The sense of enclosure from the height of the fence and the relatively shallow depth of the rear gardens will have a significant impact and there are clear grounds for arguing that this adverse impact outweighs the safeguarding benefits for the school.
- 3.3** Another way of achieving the safeguarding element without this adverse impact would be to reposition the fence an appropriate distance away from the properties' boundaries. This would not affect the use of the playing field but does not seem to have been considered as an alternative option. Councillors may wish to propose this as part of the comments the committee makes.

4. Conclusion and Recommendation

- 4.1** To agree a response to the Planning Inspectorate on the appeal, considering the comments within the report and those discussed by the Committee in the meeting.

5. Contact Officer

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



Seaford Town Council

Report No:	110/23
Agenda Item No:	6
Committee:	Planning & Highways
Date:	30th November 2023
Title:	Tree Works Refusal Appeal TW/21/0048/TPO – Martello Cottage, Bramber Lane
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present details of an appeal relating to tree works application TW/21/0048/TPO, Martello Cottage Bramber Lane

Recommendations
The Committee is recommended: 1. To consider the application and appeal and submit any views and comments to the Planning Inspectorate.

1. Information

- 1.1 Tree Works Application TW/21/0048/TPO for the felling of a protected tree at Martello Cottage, Bramber Lane was submitted to Lewes District Council in June 2021.
- 1.2 At the time the application was submitted there were administrative problems regarding notifications and the application was not considered by the Town Council's Committee.
- 1.3 The reasons for the application were set out in the application and were as follows:-

"I am applying to fell the tree to the ground. The tree is extremely dangerous having grown very tall and being in a wind tunnel from the sea winds. The tree overhangs a public park and the road (Crooked Lane) and footpath where school children walk every day to Seaford Head School from the town. Despite having the tree pruned in accordance with your recommendations, the branches are always in danger of breaking off. I

have attached a photo of the large branch that came down on the 21st May 2021 in the winds, it missed me by 1 minute, if it had hit me, it would of certainly caused a life changing injury or very probably death. I have to chance my life to get into my home when windy but the children who walk by the tree every day to school would not be aware of the danger of this tree and if a branch fell on a child, it will very probably kill them. It is not possible to expect children to have the necessary knowledge to not walk near the tree in winds, nor would I expect an adult to understand the danger, due to the perceived expectancy that the council would not allow a dangerous tree to be allowed in a very busy path. The path is a short cut from the town and is busy all day and night, particularly with the school children. We are unable to put up barriers to stop people walking during windy days as the barriers would just blow away. Furthermore, the tree has caused serious damage to the flint wall, this is liable to fall at any time, again if a child is in the park, this would probably kill them. I have also attached photos of the damage to the wall. I have lived at the house for 29 years, I adore the tree, but the tree is not worth a potential loss of life. I would plant a lovely tree to replace this tree. Due to the size of the tree, it only attracts large birds such as pigeons, but no birds seems to nest there anymore, I guess they feel not safe for their chicks. A smaller tree should attract smaller birds back to this area, we have none at the moment.”

1.4 Lewes District Council refused the application in August 2021.

2. The Appeal

2.1 An appeal has been submitted against Lewes District Councils refusal of the application. The date of the refusal and the reasons are not available in the documents posted online but the full appeal statement of case is posted.

2.2 The appeal is being dealt with at a hearing. The date and venue will be announced in due course.

2.3 Any representations on the appeal must be submitted before 4th December.

3. Recommendation

3.1 Although the application was not considered by the Town Council's Committee in 2021, the tree in question is in a prominent location and

readily accessible and it would be appropriate for the Town Council to submit its formal views on the application/appeal prior to the deadline.

- 3.2 Members are therefore recommended to consider the application and appeal and submit any views and comments to the Planning Inspectorate.

4. Contact Officer

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



Seaford Town Council

Report No:	111/23
Agenda Item No:	7
Committee:	Planning & Highways
Date:	30 th November 2023
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 111/23 Appendix A

Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 9th November 2023

Approvals – No Objections from Seaford Town Council

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

LW/23/0466 – Duncreggan, Cuckmere Road - 2 storey side and rear extension with enlarged rear balcony and 2no rear dormers.

LW/23/0215 – 37 Chyngton Way - Enlargement of front porch.

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

LW/23/0466 – Duncreggan, Cuckmere Road - 2 storey side and rear extension with enlarged rear balcony and 2no rear dormers.

LW/23/0215 – 37 Chyngton Way - Enlargement of front porch.

Tree Works Approval for noting – Seaford Town Council - Application noted by the Committee

TW/23/0075/TPO - Land North of Lexden Drive - W1 - Elm (Multiple) - Crown thin and removal of dead trees.

Tree Works Applications Approved

TW/23/0071/TPO – 9 Harison Road - T1 - Sycamore - Crown reduction and of all encroaching/overhanging branches at source up to 3m T2 - Sycamore - Crown reduction and of all encroaching/overhanging branches at source up to 3m.