



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways on Thursday 30th November 2023

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

Present:

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

Geoff Johnson, Planning Officer

There were two members of the public in attendance.

P63/11/23 Apologies for Absence

Apologies for absence were received from Councillor L Wallraven (Chair).

P64/11/23 Disclosure of Interests

There were no disclosures of interests.

P65/11/23 Public Participation

There was no public participation.

It was proposed, seconded and **RESOLVED** that, for the convenience of the member of the public attending for the Seaford Head School Appeal item, it should be brought forward for consideration prior to the consideration of the Planning Applications.

P66/11/23 Appeal on Application LW/22/0275 – Safeguarding fencing at Seaford Head Lower School

Speaker	Statement
<i>Resident A</i>	Lived in Cricketfield Road backing on to the School playing field. Considered the fence to be overbearing. She will ask the Inspector to view the site from her house. It is not a high-crime area. There is no need for the fence and no safeguarding issues to deal with.

	From an angle the narrow mesh would still make it appear to be a solid metal fence.
Town Council Response	Thanked the resident for their contribution.

Members considered report 109/23 of the Planning Officer on this appeal. It was reported the Council had objected to the original application LW/22/0275 and that this objection would have been sent to the Planning Inspectorate by Lewes District Council when the appeal was submitted in October.

It was **RESOLVED** that the following additional comments be forwarded to the Planning Inspectorate for consideration on this appeal:-

Members were keen to emphasise the lack of any pressing need for the erection of the fence, the lack of reported breaches of security, and the adverse impact the fence would have on the 'open' character of the playing field. There was also continuing concern at the sense of enclosure the fence would create for the residents of Cricketfield Road backing on to the site, the impact on the enjoyment of their rear gardens and the fact that the close mesh of the proposed fence would still block out views of the field especially when viewed from an angle. Overall, it was considered that these negative impacts outweighed any benefit to the school and the general community of having the fence in place.

For these reasons and those stated in the original response the Town Council strongly opposes this appeal.

(There was a break in the meeting from 7.30pm to 7.34pm to enable the resident to leave)

P67/11/23 Planning Applications - For Comment

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.

It was **RESOLVED** to **SUPPORT** the application. Overall, the revisions to the design were considered to be an improvement but there were some reservations regarding the changes from dark brick to the lighter muted colours.

LW/23/0652 – 5 Marine Drive Bishopstone - Replacement 2 storey side extension, extension of front porch, conversion of internal garage, and alterations to fenestration.

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

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
It was **RESOLVED** to **SUPPORT** the application in principle subject to consideration of a reduction in the ridge height of the rear extension so that it would appear subservient to the host dwelling in line with the Seaford Design Guidelines. Also, it was requested that the new window in the side elevation should be obscure-glazed.

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.

It was **RESOLVED** to **SUBMIT** the following comments:-

The provision of emergency housing is supported in principle but in this case the provision of 2 additional units in the rear garden is considered to be over-development and would reduce the already limited amenity area. The reduction from 2 to 1 additional unit would be preferable. Given the number of occupants at the property it is important that this remaining garden area is landscaped and useable as private amenity space. There was also concern about the impact of the additional units on the amenity of neighbours.

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.

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

LW/23/0570 - 53 Kingsmead - Single storey first floor front extension.

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

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
It was **RESOLVED** to **OBJECT** to the application on the grounds that the proposed rear extension constituted over-development and given its height and massing would be over dominant and intrusive contrary to the Seaford Design Guidelines and policy DM25 of the Local Plan.

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.

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

LW/23/0676 – 1 Alfriston Road - Replacement of existing shed in rear garden with outbuilding.

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

Lewes District Council Planning Applications received 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

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

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.

It was **RESOLVED** to **SUPPORT** the application and add the following comments:-

It was noted in the consultation response from the SDNPA's Landscape Officer that she had concerns about the longer-term damage to the area where the compound will be situated and suggested that some compensatory works could be conditioned.

She states:-

I suggest 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.

For several years now the Town Council has been making regular efforts (without success) to persuade either ESCC or SDNPA to make improvements to this much-used path along the highway verge from the top of the hill, the built boundary of Seaford and the National Park boundary, to the bridge. The path is narrowed by overgrown hedgerows and eroded in places lower down the hill making it dangerous but as it is still the most direct route for walkers and includes, from the top of the hill, the 'opening-out' of the marvellous view of the meanders of the Cuckmere and Cuckmere Haven, it is still extremely popular. It would therefore be entirely appropriate for the SDNPA to adopt its Landscape Officer's suggestion and condition improvements to this path.

P68/11/23 Tree Works Refusal TW/21/0048 – Martello Cottage, Bramber Lane

Members considered report 110/23 on an appeal submitted to Lewes District Council against this Tree Works refusal.

It was **RESOLVED** that in view of the lack of relevant information on the District Council's website regarding the health of the tree concerned, the Committee should not make any representations on the appeal.

P69/11/23 Update Report

Members considered report 111/23 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 9.04pm

Councillor L Boorman

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Vice Chair