



Seaford Town Council Planning & Highways Agenda – Thursday 8th August 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 J Lord.

A meeting of the **Planning & Highways Committee** will be held at the **Council Chambers, 37 Church Street, Seaford BN25 1HG** on **Thursday 8th August 2024** at **7.00pm**, which you are summoned to attend.

A handwritten signature in black ink, appearing to read 'A M Chugg', written over a white rectangular background.

Adam Chugg
Town Clerk

1st August 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 8th July 2024

[LW/24/0460](#) and [LW/24/0461](#) - **Sutton Place, Eastbourne Road** - Re-roofing, insertion of roof access hatch and solar panel fixing brackets, re-covering of roof fabric to outbuilding and neighbouring stable cottage.

Please see attached **report 64/24** providing some relevant background information in relation to these applications. (Pages 9 to 11)

[LW/24/0454](#) - **Seaford Head Lower School, Steyne Road** – Replacement of existing boundaries with fence to improve safeguarding measures for Ms S Laidlaw.

Please see attached **report 64/24** providing some relevant background information in relation to these applications.

Lewes District Council Planning Applications received in week commencing Monday 15th July 2024

[LW/24/0464](#) – **Questover, Eastbourne Road** - Single storey front/side infill extension for Mr C Staples.

[LW/24/0467](#) - **4-7 Hythe Close** - Replacement of existing windows and patio doors, and the uPVC infill panels for E Obadimu.

Lewes District Council Planning Applications received in week commencing Monday 22nd July 2024

[LW/24/0485](#) - **7 Ladycross Close** - Replacement of existing flat-roofed conservatory with a new pitched-roof one at the rear for Mr Heard.

[LW/24/0483](#) - **1 Shepway Parade Broad Street** - Installation of replacement mechanical plant, replacement palisade fence and gates to plant area and replacement auto sliding entrance door (CO-OP convenience store).

[SDNP/24/02462/FUL](#) - **The Calf Barn The Street Bishopstone** - Conversion of barn structure into an artists studio for Mr Hammick.

Tree Works Applications

No applications were received.

5. Update Report

To consider report 58/24 on the Lewes District Council decisions received since the last meeting on applications previously considered by the Committee (pages 6 to 8).

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 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.



Report No:	58/24
Agenda Item No:	5
Committee:	Planning & Highways
Date:	8th August 2024
Title:	Update Report
By:	Isabelle Mouland, Assistant Town Clerk
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 Isabelle Mouland, Assistant Town Clerk.

Report 58/24 Appendix A

Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 18th July 2024

Approvals – No Objections from Seaford Town Council

LW/24/0024 - 23 Bishopstone Road - Single storey rear extension and conversion of garage into habitable living space

LW/24/0330 - 17 Pelham Place Pelham Road – Prior approval for change of use from ground floor office to a residential flat.

LW/24/0340 - Maycroft Eastbourne Road - Convert single dwelling into 2no. semi detached dwellings.

LW/24/0399 - 32 Chyngton Gardens - Loft conversion with dormers to both sides and fenestration alterations.

LW/24/0284 - 27 Homefield Road - Erection of single storey rear infill extension, including addition of skylight to rear roof, amendments to fenestration, new cladding and timber decking at the rear.

LW/24/0272 & LW/24/0273 - 15 - 17 High Street - Conversion of property to single dwelling.

LW/24/0350 - 28 Tudor Close - First floor rear extension with inset balcony and fenestration alterations.

LW/24/0423 - 16 Mason Road - Single storey rear extension.

Approvals - Objection from Seaford Town Council

None.

Refusals – No Objection from Seaford Town Council

None.

Refusals – Objection from Seaford Town Council

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

Tree Works Applications Approved

TW/24/0059/TPO - 5 Barn Close - T1 - Ash - Crown reduction by 2.5 metres, half a metre below old pollard points to carry out maintenance, and removal of overhanging limbs. **T2- Ash** - Crown reduction by 2.5 metres, half a metre below old pollard points to carry out maintenance.

TW/24/0065/TPO - Belgrave Place, Wilmington Road - G1 - Sycamore - Crown reduction by approx 1.5 -2m and crown thin by 10%.

Withdrawn Applications

None.



Report No:	64/24
Agenda Item No:	4
Committee:	Planning & Highways
Date:	8th August 2024
Title:	Additional Information Report on LW/24/0460 and LW/24/0461, and LW/24/0454
By:	Isabelle Mouland, Assistant Town Clerk
Purpose of Report:	To notify the Committee of additional information relating to planning applications LW/24/0460 and LW/24/0461 - Sutton Place, Eastbourne Road and LW/24/0454 - Seaford Head Lower School, Steyne Road

Recommendations
<p>The Committee is recommended:</p> <p>1. To consider the contents of this report when determining the Committee's responses to the planning applications.</p>

1. Information

- 1.1 The attached Appendix A provides some additional information relating to applications listed on the agenda.
- 1.2 This is provided to enable Committee members to be aware of relevant background in relation to these applications.

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 Isabelle Mouland, Assistant Town Clerk.

Report 64/24 Appendix A

[LW/24/0460](#) and [LW/24/0461](#) - **Sutton Place, Eastbourne Road** - Re-roofing, insertion of roof access hatch and solar panel fixing brackets, re-covering of roof fabric to outbuilding and neighbouring stable cottage.

This is part of the phased development of Sutton Place and Sutton Shaw.

LW/24/0461 is phase 2 and listed building consent was granted within application [LW/23/0599](#).

The final phase (3) will be the conversion and change of use of Sutton Place into 5 residential units.

The Committee should also note [LW/23/0725](#) relating to Sutton Shaw applying for 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.

The Committee requested, when commenting on this application, for the Welsh slates recovered from the refurbishment of the properties to be reused at part of the proposed landscaping.

The Lewes District Council Officer's comments in the approved LW/23/0725 stated *"The proposed replacement of the aging Welsh slate to the earlier roof as well as the cementitious slate to the 20C roof with Canadian slate is acceptable as the Canadian slate will elevate the status of the cementitious slate roof and the visual difference whilst discernible is minimal and not harmful."*

[LW/24/0454](#) - **Seaford Head Lower School, Steyne Road** – Replacement of existing boundaries with fence to improve safeguarding measures for Ms S Laidlaw. Seaford Head Lower School has previously submitted an application - [LW/22/0275](#) – seeking approval for fencing to enable improved safeguarding measures. This was refused in 2022.

The Town Council's comment in August 2022 was as follows:

'Thank you for consulting the Town Council on this application.'

At the meeting of the Planning and Highways Committee on Thursday 11th August it was RESOLVED to OBJECT to the application. While it was acknowledged that it was Government policy to provide and improve safeguarding and security at schools and the policy was supported 'in principle', it was considered in the case of the proposals for this school there were several compelling issues which outweighed the need to implement this scheme. These were:-

- a)The provision of 2.4 m fencing tight to the western boundary would create an unacceptable form of enclosure to the rear of properties in Cricketfield Road which currently had the benefit of wide-open views to the downland to the east. Taking into account the short rear gardens of those properties the fencing would be overbearing and seriously detrimental to residential amenities and would cause fire safety problems by restricting exit from the rear of the properties*
- b)There had been no consultation with the residents most affected by the proposals.*
- c)The school buildings were already relatively secure with a caretaker living on-site and it was considered that additional security could be achieved with far less intrusive measures than those proposed.*
- d)The new boundary fencing to the south would be likely to interfere with access to existing badger setts.*
- e)The town is a 'low crime' area and the nature and number of incidents at the school did not justify the type of scheme proposed.'*

This was subsequently appealed by the school - [APPEAL/23/0017](#) – but the appeal was dismissed in 2023.

The revised planning application - [LW/24/0454](#) - sets out the amendments made to the proposals.