



Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 9th January 2025

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG at 7.00pm.

Present:

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

Isabelle Moulard, Assistant Town Clerk

There were five members of the public in attendance.

P64/01/24 Apologies for Absence

There were no apologies for absence.

P65/01/24 Disclosure of Interests

There were no disclosures of interests, however Cllr L Wallraven confirmed that Conservative Party Members are not automatically members of Constitutional Clubs.

P66/01/24 Public Participation

There was no public participation at this stage in the meeting.

P67/01/24 Planning Applications

Planning Applications received in week commencing Monday 2nd December

LW/24/0757 - The Shore, 7 Dane Road - Conversion and extension of pub to form private members club and 7No. self contained flats.

It was **RESOLVED** to **SUPPORT** the application with a note to request consideration of sustainable energy sources such as solar panels and heat pumps.

LW/24/0758 - The Seven Sisters Alfriston Road - Replacement Windows.

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

Planning Applications received in week commencing Monday 9th December

No applications were received.

Planning Applications received in week commencing Monday 16th December

LW/24/0778 - Seaford And District Constitutional Club, Crouch Lane - Redevelopment for retirement living accommodation comprising of 44 retirement apartments, including communal facilities, access, car parking and landscaping.

Speaker	Statement
<i>Resident A</i>	<p><i>Expressed the following concerns:</i></p> <ul style="list-style-type: none"> - <i>The Planning Authority's delayed consultation</i> - <i>Churchill's engagement on its planning application</i> - <i>Road and pedestrian safety</i> - <i>Housing need in Seaford for young people and families</i> - <i>Disruption to wildlife</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident B</i>	<p><i>Expressed the following concerns:</i></p> <ul style="list-style-type: none"> - <i>There are currently 48 retirement properties available on Rightmove, suggesting a lack of need for Seaford</i> - <i>Road and pedestrian safety, particularly school children using Crouch Lane and adjoining roads</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident C</i>	<p><i>Expressed the following concerns:</i></p> <ul style="list-style-type: none"> - <i>Seaford is already over providing retirement properties</i> - <i>The infrastructure is not in place, specifically roads and healthcare</i> - <i>Road and pedestrian safety</i> - <i>Overdevelopment of this area of the town</i> - <i>The archaeological significance, the Sarson Stone at the site</i> - <i>Lack of parking provision</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident D</i>	<p><i>(Read out by Resident C)</i></p> <p><i>Expressed the following concerns:</i></p> <ul style="list-style-type: none"> - <i>The site's effect on and possible disturbance to wildlife</i> - <i>Traffic safety</i> - <i>The site should be used for something more valuable to Seaford such as affordable housing for younger people</i> - <i>15 parking spaces will not be adequate for the proposed application</i> - <i>The need for the historical Sarson Stone to be protected</i>

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

INFRASTRUCTURE AND SUSTAINABILITY

Seaford's health infrastructure would not be able to absorb an influx of elderly residents. The two existing surgeries are at full capacity and are struggling to meet the healthcare needs of current residents. New residents are being informed that the surgery registers are closed and there are long waiting times for face-to-face appointments.

The need for sufficient infrastructure to be in place prior to development taking place is referred to at para 7.14 of the Seaford Neighbourhood Plan and Core Policy 7 of the Joint Core Strategy 2016 (JCS) which states that:

"...land should only be released for development where there is sufficient capacity in the existing local infrastructure to meet the additional requirements arising from the proposed development."

There is not a need for retirement living units in Seaford, there are currently over 45 retirement units on the market.

The guiding principle of the National Planning Policy Framework is that proposed development should be sustainable. Para 8 of the NPPF sets out relevant objectives which the planning system should adopt in order to achieve sustainable development. The proposed development by increasing the number of elderly residents in the town would be in breach of both the social and economic objectives in para 8 as well as contrary to Core Policy 7 of the JCS. It would therefore not be sustainable.

OVERDEVELOPMENT & CHARACTER

Whilst the Town Council recognises that this site is suitable for development, the proposed development would overdevelop the site and have a generally unacceptable impact on the character and street scene, contrary to policy DM 25 of the Lewes Local Plan.

The site is opposite a grade II listed building and any development of this site should be sympathetic to the quality and amenities of the area and the properties adjacent to the site.

HOUSING NEED

A principal concern of residents and the Town Council is that the application does not meet the pressing local need for housing for young people and young families.

The Seaford Neighbourhood Plan refers in the plan's objectives at page 14 to the need to encourage the provision of a mix of housing and in particular, to support housing aimed at young people.

Core Policy 2 in the JCS refers to the objective of delivering homes for the needs of the district and this application does not meet these objectives.

TRAFFIC AND PARKING

The Town Council has serious concerns in regard to road and pedestrian safety. Members consider that the development would lead to an increase in traffic movements in an area where there are already hazards arising from the 'informality' of the road layout and the lack of pavements.

A very similar scheme was approved following an Inquiry in 2022, during the Inquiry the Inspector raised serious concerns about the potential harm / danger to pedestrians at the Steyne Road junction. These concerns have not been addressed in the current application. The current applicant's surveys suggest there are very few pedestrian movements here and a clear accident record, however the applicant does not address the potential increased danger to future residents from use of the inadequate pedestrian access to the south of Steyne Road.

One of the main attractions of the location is the proximity to the seafront, yet all the information provided by the applicant is based on the access to the Town Centre via the path to the 'square' to the north. Residents will not use that access to get to the seafront and the Town Council is certain that there will be a marked increase in the route to the south, an almost blind junction with no pavements in Crouch Lane.

The applicant should be required to amend the plans to provide a safe pedestrian access to the south as well as the north.

The application site is also on the direct route taken by large groups of students from Seaford Head Middle School to the town centre, so highway safety is a major issue. Members consider therefore that the proposed development would compromise highway safety in the area.

It is also suggested that the proposed parking provision is inadequate, it is recognised by the Town Council and local residents that parking is already an issue in the area.

CONDITIONS

If the District Council is minded to grant consent on the application, the Town Council requests that three special conditions be imposed:

- An Archaeological condition to protect the Sarsen Stone on the northern edge of the site
- Given the restrictions in the road network around the site and possible disruption to wildlife, a requirement for a comprehensive Construction and Environmental Management Scheme to be agreed before work commences.
- For swift boxes to be attached to the development to support this declining species.

(7.46pm 5 members of the public exited the meeting)

LW/24/0792 - 4 Salisbury Road - Single storey side extension, and replacement roof and alterations to fenestration of existing conservatory.

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

LW/24/0794 - 2 Lions Place - Addition of 1no. front and 3no. rear dormers and increase size of existing front dormer; installation of log burner flue to side elevation; reduction of existing rear conservatory and addition of rear fenestration.

It was **RESOLVED** to **SUPPORT** the application in part, namely the addition of 1no. front and 3no. rear dormers and increase size of existing front dormer.

The Committee is concerned about the environmental impact of the proposed log burner flue, noting that new regulations came into effect in 2022 that require new wood burning stoves to meet environmental standards. The Committee requests that the District Council consider specific conditions to be set to mitigate any environmental impact.

Planning Applications received in week commencing Monday 23rd December

LW/24/0812 – 1 Old Tree Parade, Broad Street - Section 73a Retrospective application for the installation of 2 no. refrigerant condenser units to rear elevation.

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

Tree Works Applications

TW/24/0130/TCA - 19 Blatchington Hill - T1 - Small copse of 7no. Sycamore - Re-pollard to old pollarding points.

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

P68/01/24 Update Report

The committee considered report 151/24 on the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee.

It was **RESOLVED** to **NOTE** the report and the decisions set out in the schedule.

The meeting closed at 8.04pm

Councillor L Wallraven

Chair of Planning & Highways Committee