



Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 18th July 2024

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

Present:

Councillors L Wallraven (Chair), R Buchanan, R Clay, O Honeyman and R Honeyman
Isabelle Moulard, Assistant Town Clerk

There were 2 members of the public in attendance.

P17/07/24 Apologies for Absence

Apologies for absence were received from Councillors L Boorman (Vice Chair) and J Lord.

P18/07/24 Disclosure of Interests

Councillor L Wallraven declared a non-pecuniary interest in respect to agenda item 4, application SDNP/24/02721/LIS Eadric House, Gratton Lane, as the Town Council trustee for Bishopstone United Charities – this would not prevent them from taking part in any discussion or vote.

P19/07/24 Public Participation

There was no public participation.

P20/07/24 Planning Applications

Lewes District Council Planning Applications received in week commencing Monday 17th June 2024

LW/24/0417 - 20 Bowden Rise - Part retrospective single storey front extension.

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

LW/24/0407 - Seaford Service Station, Station Approach - Single storey side extension to sales building, demolition of existing car wash and replacement with new jet wash bays, new combi unit, bin store and associated works.

It was **RESOLVED** to **OBJECT** to the application for the following reasons:

a) The Committee decided that there was not enough information to understand the level of noise from the proposed jet washes and what impact this could have on neighbouring

residents. The Committee has concerns that the noise level next to residents will increase significantly with the introduction of jet wash bays.

b) The Committee is concerned about the lack of space for car parking and manoeuvring within the proposed internal layout.

c) The Committee would welcome a Noise Impact Assessment for the proposal of new jet wash bays and for the introduction of respectable 'in-use' times to be conditioned i.e. no jet washing after 6pm.

LW/24/0380 - 37 Barn Close - Variation of condition 1 (Plans) relating to approval **LW/23/0362** and Non-material amendment LW/23/0675 - Enclosure of area below roof canopy to extend living accommodation by building a new cavity wall and front window. It was **RESOLVED** to **SUPPORT** the application.

Lewes District Council Planning Applications received in week commencing Monday 24th June 2024

LW/24/0436 - 22 Stirling Avenue - Retrospective ancillary annexe in rear garden. No applications received.

It was **RESOLVED** to **OBJECT** to the application for the following reasons:

The Committee would support the annexe in being a hobby room or home-office, but it cannot support the application as a residential annexe as per GB06 within the Seaford Neighbourhood Plan which states *"it is essential that an outbuilding must only be used in a manner incidental to the main house, any proposal for an independent residential unit or that has been designed in a way that may facilitate future use in such a manner should be refused due to impact on neighbours"*.

LW/24/0431 - Arlington House, 4 Firle Road - Demolition of the upper parts of two chimneys.

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

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

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

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

LW/24/0440 - 25 - 35 Church Street - Replacement of existing windows to flats 25-35. It was **RESOLVED** to **SUPPORT** the application.

LW/24/0323 - 9 Richington Way - Prior Notification under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A for a single-storey rear extension to measure 3.50m total length, 3.00m eaves height and 3.00m total height

NOTE: As stated in the description this is an application for Prior Approval only. The only Page 2 grounds on which the Local Planning Authority can oppose the application and request a full application relate to transport & highways issues, contamination, flood risk, noise from commercial units affecting residents, natural light to all habitable rooms and if the conversion might affect business.

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

SDNP/24/02721/LIS - Eadric House, Gratton Lane - Replacement of 2no wooden framed windows to rear of property with new hardwood windows to match existing and with double glazed units.

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

Tree Works Applications

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

It was **RESOLVED** to **SUPPORT** the application but to **COMMENT** that it is not an appropriate time of year for this work to be carried out.

P21/07/24 Update Report

The Committee considered report 45/24 on the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee.

It was **RESOLVED** to **NOTE** the contents of the report.

P22/07/24 South Downs Local Plan – Early Engagement

The Committee considered report 47/24 notifying the committee of the South Downs National Park Authority's early engagement on the updating of the South Downs Local Plan, and to invite feedback.

P22.1 It was **RESOLVED** to **NOTE** the report and the SDNPA early engagement on the updating of the South Downs Local Plan.

P22.2 It was **RESOLVED** that Committee members would **REVIEW** the Project Initiation Document, the Local Development Scheme, the Statement of Community Involvement and Key Issues Survey, and feedback individual comments to the Assistant Town Clerk for the formation of a draft Seaford Town Council response to be consider at the next appropriate Planning and Highways Committee meeting.

The meeting closed at 7.55pm

Councillor L Wallraven

Councillor L Wallraven

Chair of Planning & Highways Committee