



Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 29th August 2024

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

Present:

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

Isabelle Moulard, Assistant Town Clerk

There were 11 members of the public in attendance.

P28/08/24 Apologies for Absence

Apologies for absence were received from Councillor R Clay.

P29/08/24 Disclosure of Interests

Councillor L Wallraven declared a personal interest in the tree works application SDNP/24/03370/TCA (Dog Kennel Barn, Annexe, Manor Yard, Bishopstone Village) as a friend of the owner and declared that she would not speak or vote on that application.

P30/08/24 Public Participation

Speaker	Statement
<i>Resident A</i>	<i>Discussed Agenda item 5 - the National Planning Policy Framework (NPPF) consultation, expressing concerns over the far-reaching implications for Seaford, and highlighting a number of issues for the Committee to consider before formulating the Town Council's response such as: Housing number calculations; the proposal to delete para 130; 5 year housing supply; default 'yes' to brownfield developments; and affordable housing.</i>
<i>Resident B</i>	<i>Discussed Agenda item 5 - the NPPF consultation, expressing concerns that these proposed reforms could make sweeping changes for Seaford and highlighting issues such as: the</i>

	<p><i>proposal to delete para 130; building upwards being considered as ‘gentle’; the removal of the words ‘beauty’ and ‘beautiful’; removal of extra protection to best and most versatile agricultural land; and water resilience.</i></p> <p><i>Discussed Agenda item 6 - South Downs National Park Local Plan Key Issues Survey, highlighting that water security should be added to the Town Council’s response to question one as protecting our aquifer should be an important issue in its own right.</i></p> <p><i>Agreed that development on the edge of the National Park would have big ramifications for towns like Seaford that are constrained by the eroding coastline and the National Park. Asked how the Town Council will issue guidance to Seaford residents on this survey and how will the Town Council encourage residents to use the interactive map whereby people drop pins and add comments.</i></p>
<i>Resident C</i>	<p><i>Discussed Agenda item 5 - the NPPF consultation, expressing a number of concerns such as: Unrealistic housing calculations and targets; proposed increases in housing density and dwelling size/appearance; affordable housing being ‘expected’ rather than ‘required’; and the current proposed 18-storey tower block and five further blocks of flats in Newhaven which include no affordable homes to be considered by the planning committee next week.</i></p>
Town Council Response	<p>Thanked the residents for their contribution and advised that its responses, along with guidance from the East Sussex Association of Local Councils will be published on the Seaford Town Council website.</p>

It was **RESOLVED** to **BRING FORWARD** items 5 and 6 on the agenda (minutes below).

(8.03pm - seven members of the public exited the meeting)

(Short break – 8.03pm to 8.06pm)

P31/08/24 Planning Applications

Lewes District Council Planning Applications received in week commencing Monday 29th July 2024

LW/24/0484 – 57 Blue Haze Avenue - Replacement of existing conservatory with a single storey extension at the rear.

It was **RESOLVED** to **NOT COMMENT** on the application and feedback to Lewes District Council that this is due to insufficient detail (no drawings or plans available on Planning Portal) and to request for more documentation to be uploaded to Planning Portal, ask for an extension for comments, and to ask Lewes District Council how this application was validated without detailed information and documentation.

LW/24/0491 - 26 Kedale Road - Single storey rear extension to replace existing conservatory.

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

LW/24/0503 - 18 Broad Street - Change of non-original timber shop front to new aluminium frontage.

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

Lewes District Council Planning Applications received in week commencing Monday 5th August 2024

LW/24/0493 – 8 Jubilee Gardens - Demolition of an existing detached shed and greenhouse base at the side elevation and replacement with a single-storey detached outbuilding.

It was **RESOLVED** to **OBJECT** to the application due to the negative impact on the character and appearance of the street scene, contrary to policy DM 25 of the Lewes Local Plan, and in line with GB06 of the Seaford Neighbourhood Plan which states that *“an outbuilding should be as far away from the house as possible to stop it from overshadowing adjoining houses and gardens or appearing overbearing; Detached outbuildings sited very close to the house should not be allowed.”*

Lewes District Council Planning Applications received in week commencing Monday 12th August 2024

LW/24/0519 - 3 Beach Close - Demolition of conservatory and erection of single storey rear extension, first floor rear dormer extension and hip to gable end side extensions.

It was **RESOLVED** to **OBJECT** to the application on the grounds that given the modest size and character of the property, the proposed extensions would overdevelop the property and have a generally unacceptable impact on its character and appearance and on the street scene, contrary to policy DM 25 of the Lewes Local Plan.

LW/24/0523 - Fieldings, 18 Firle Road - Rebuilding of the front garden wall and relocation of driveway access for D Wood.

Speaker	Statement
<i>Resident D</i>	<p><i>Opposed the application.</i></p> <p><i>Stating that the Revision B Planning Statement contains factual inaccuracies that are materially important in the consideration of this matter.</i></p> <p><i>Detailed the history and heritage value of the wall, suggesting that the wall could be repaired by a skilled flint restorer.</i></p> <p><i>Reminded the Committee of the purpose of the Conservation Area and expressed that the wall is a key part of the character of this part of the conservation area, which is over 200 years old.</i></p>
<i>Resident E</i>	<p><i>Opposed the application. The wall to be demolished and re-built abutted his wall. There was no evidence to justify replacing it. It is over 200 years old and a much-prized feature of the Conservation Area.</i></p> <p><i>The property owner can maintain the wall, like they have done using a skilled flint wall contractor.</i></p>
<i>Resident F</i>	<p><i>Supported the application and is a family member of the applicant.</i></p> <p><i>Has experience with flint walls in the area she lives, Hurstpierpoint, which is also in a conservation area.</i></p> <p><i>Helped to get the contractor to assess the flint wall at 18 Firle Road.</i></p> <p><i>Wants family to be safe and for there to be no accidents.</i></p>
<i>Resident G</i>	<p><i>Supported the application and is the applicant.</i></p> <p><i>Moved into the property in 2021, soon realised hostility towards the property. Has since tried to work with neighbours and within policies.</i></p>

	<p><i>Feels that there is a current risk to family safety due to cars going to and from 18a Firle Road, plus light pollution at night. The rebuild of the wall was recommended by a flint wall specialist due to underpinning which is required to fix the leaning wall.</i></p> <p><i>Lewes District Council officers recommended approval of the previous application for the wall rebuild, but at Lewes District Council Planning Committee councillors resolved to refuse.</i></p>
Town Council Response	Thanked the residents for their contribution.

(Short break – 8.28pm to 8.30pm)

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

The loss the length of flint wall involved in the provision of separate accesses would have a serious adverse impact on the East Blatchington Conservation Area and would be totally contrary to the conclusions of the Inspector in the decision dated 30th May 2019 on application LW/18/0653 Appeal ref APP/P1425/W/18/3215206.

The wall is an important heritage asset which local records show is over 200 years old. It is a bungaroosh wall (a mix of flints, smaller aggregate and other bulk material found easily to hand at the time of construction, bonded with lime mortar) which is thought to be rare for this area and therefore it would be impossible to replicate the uniqueness and specialism of this heritage asset.

Other similar lengths of wall in the locality are listed in their own right. No evidence has been put forward to justify replacing this heritage asset with a new wall which would inevitably detract from the special character of the area.

The proposals would therefore be contrary to policies DM 33 of the Lewes Local Plan and SEA 3 of the Seaford Neighbourhood Plan as well as para 207 of the NPPF.

The additional proposal of the timber gate in this application is not in keeping with the area and would unacceptably impact the street scene (contrary to policy DM 25 of the Lewes Local Plan), which would be detrimental to the East Blatchington Conservation Area.

(8.44pm - four members of the public exited the meeting)

(Short break – 8.44pm to 8.51pm)

LW/24/0529 - 1A Downsview Road - Part conversion of garage, replacement front porch with alterations to fenestration and associated hard/soft landscaping for Mr & Mrs B Merrett.

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

LW/24/0528 - 21 Upper Belgrave Road - Single storey rear extension for Mr G Jury.

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

LW/24/0530 - 14 Green Walk - Replace detached garage with single storey side extension, 2No. first floor dual pitched rear extensions and single storey front porch.

It was **RESOLVED** to **SUPPORT** the application and add a comment to suggest that Swift boxes are installed at the time of the roof works.

Tree Works Applications

SDNP/24/03370/TCA - Dog Kennel Barn, Annexe, Manor Yard, Bishopstone Village -

T1 - Sycamore - reduce crown by 1m and thin by 20% - reduce light restriction and T2 -

White Beam - reduce crown by 1m and thin by 20% - reduce light restriction.

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

P32/08/24 Proposed reforms to the National Planning Policy Framework and other changes to the planning system - Introduction

The Committee considered report 67/24 notifying the committee of the proposed reforms to the National Planning Policy Framework and other changes to the planning system.

The Committee discussed initial feedback on the proposals, thanked members of the public for their valuable comments.

P32.1 It was **RESOLVED** to **NOTE** the contents of the report.

P32.2 It was **RESOLVED** to **INSTRUCT** the Assistant Town Clerk to gather member feedback and present a draft Seaford Town Council response to the Planning and Highways meeting on 19th September, and to also share with members and make available on the Town Council's website, the East Sussex Association of Local Council's guidance on the NPPF consultation survey.

P33/08/24 South Downs Local Plan Early Engagement - Seaford Town Council Response

The Committee considered report 68/24 presenting to the committee a draft response to the South Downs Local Plan Early Engagement Consultation.

It was **RESOLVED** to **RESPOND** to the Key Issues survey as below:

Which issues are most important to you? (select up to 5)

Biodiversity loss

Affordable homes

Climate change

Protecting the landscape

Cultural heritage

Water quality

Health & wellbeing

Ageing population

Vibrant communities

Rural economy

Technology change

Add something else?

Coastal erosion

Water resilience

Vision for the National Park

The Vision:

The iconic English lowland landscapes and heritage will have been conserved and greatly enhanced. These inspirational and distinctive places, where people live, work, farm and relax, are adapting well to the impacts of climate change and other pressures.

People will understand, value, and look after the vital natural services that the National Park provides. Large areas of high-quality and well-managed habitat will form a network supporting wildlife throughout the landscape.

Opportunities will exist for everyone to discover, enjoy, understand and value the National Park and its special qualities. The relationship between people and landscape will enhance their lives and inspire them to become actively involved in caring for it and using its resources more responsibly.

Its special qualities will underpin the economic and social wellbeing of the communities in and around it, which will be more self-sustaining and empowered to shape their own future.

Its villages and market towns will be thriving centres for residents, visitors and businesses and supporting the wider rural community.

Successful farming, forestry, tourism and other business activities within the National Park will actively contribute to, and derive economic benefit from, its unique identity and special qualities.

Tell us what you think about the Vision for National Park:

Happy

Satisfied

Neutral

Dissatisfied

Unhappy

Can the Vision be improved? Tell us how:

Make it shorter

Make it clearer

Needs updating

Add something else?

More user friendly

Delivering the Vision

Planning is one mechanism to help deliver the Vision by 2050. How important are the following for planning and the Local Plan to best contribute to realising the Vision?

The Local Plan should make development...

	Very important	Important	Not important	Somewhat important
Contribute funds to improve local facilities				
Include measures for nature recovery				
Be net zero in carbon emissions				
Include a high proportion of affordable homes				
Support farmers diversify whilst protecting the landscape				
Provide opportunities to access and enjoy the National Park				

Any other ways the Local Plan can contribute to the Vision for the National Park?

Involve local schools

Accessibility to all

Distribution of Development

The Local Plan directs where development should be focused in the National Park.

Which options should we consider?

(Select one or more options)

Development on sites within or extensions to our primary settlements (Lewes, Petersfield, Midhurst, Petworth & Liss)

Development on brownfield land (outside of settlements)

Small scale development (<11 homes) on the edge of villages

Medium scale development (11-25 homes) on the edge of villages

Development on the edge of the National Park

Tell us your reasons for choosing these options:

Seaford Town Council strongly OBJECT to 'Development on the Edge of the National Park'.

Development on the edge of the National Park would have a detrimental impact on the open character of the landscape of Seaford.

It would also negatively impact on views towards and from the South Downs National Park, thereby detracting from the quality and setting of a protected landscape and the level of amenity value it provides for residents of Seaford as well as visitors.

The clear development boundary formed by the National Park Boundary to the south of Seaford in the Chyngton Way/South Hill Barn area, as well as around Florence House and Southdown Road, should be retained. Development in this area would affect the 'transition' from the settlement boundary to the more open areas of the golf course and the beauty of the open and rolling chalkland, tranquillity and remoteness of the South Downs National Park landscape and the natural qualities of the heritage coast.

If I had £1million pounds to invest in the National Park, I would spend it on:

£1,000,000

Total budget

Adapting to climate change

£0

Affordable homes – 40%

£400,000

Arts & heritage

£0

Community facilities e.g. playgrounds or village halls – 20%

£200,000

Nature recovery

£0

Walking or cycling routes

£0

Something else – 40%

£400,000

If you said 'Something else' - please specify

Infrastructure

Consultation approach

We will be consulting on a draft Local Plan in early 2025. To help us prepare for this consultation, please tell us your preferred ways to be notified and involved:

Local Plan Newsletter

Email

Leaflet

Public meeting

Exhibition

Posters at local venues

Stakeholder workshop

Online meeting

Recorded webinar

Short video

Social media (e.g. instagram)

Citizens panel

Youth panel

Consultation phone service

Online survey

Place-specific notifications

P34/08/24 Update Report

The Committee considered report 69/24 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.

The meeting closed at 9.25pm

Councillor L Wallraven

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Chair of Planning & Highways Committee