



Seaford Town Council

Planning & Highways Committee

Minutes of the meeting of the **Planning & Highways Committee** held at the **Council Chamber, 37 Church Street, Seaford**, on **Thursday 6 June 2013**, at **7.00 pm**.

Present:

Councillor B Groves (Chairman)

Councillor R E Allen (Vice Chairman)

Councillors L Wallraven, A Campbell, T Goodman, R Scarfe, A Latham and S McStravick

Mr S Cooper and Mrs L Clark

8 members of the public.

P&H 6 Apologies for Absence and Declaration of Substitute Members

Apologies for absence were received from Councillors A White, I White and S Dunn.

P&H 7 Minutes

The minutes of the meeting held on 16 May 2013 were **AGREED** as a correct record and signed by the Chairman.

P&H 8 Planning Applications

Planning Applications week ending 10 May 2013

Seaford
LW/13/02/0248

Seaway Marine Parade Seaford

Planning Application - Erection of single storey extensions to side and rear and first floor extension to front including balcony for Mr C Ketley.

No objection.

Seaford
LW/13/0284

The Sycamores St Peters Road Seaford

Planning Application - Installation of first floor balcony for Mr A Thorn.

No objection.

Seaford
LW/13/0303

Ronald Simpson House 24 Sutton Avenue Seaford

Planning Application - Minor material amendment to elevations to planning approval LW/11/0407 (Demolition of Cheney's Care Home and extensions to Ronald Simpson House to provide extra care accommodation of 35 one and two bed flats and communal/support facilities, plus office accommodation)

and associated car parking and highways alterations) for Sussex Housing And Care.

No objection.

Seaford
LW/13/0299

11 Salisbury Road Seaford

Planning Application - Variation of approval LW/12/0400 (Demolition of existing dwelling and detached garage and erection of three bedroom house) to incorporate an enlarged rear balcony for Mr P Giles.

No objection.

Seaford
LW/13/0304

4 Regents Close Seaford

Planning Application - Erection of single storey rear extension and pitched roof over existing side extension with flat roof for Mr M Marshall.

No objection.

Seaford
LW/13/0305

38 Chyngton Road Seaford

Planning Application - Erection of a single storey side extension for Mr P Heyes.

No objection.

Planning Applications week ending 17 May 2013

Seaford
LW/13/0291

Garage At 15 Avondale Road Seaford

Planning Application - Demolition of existing pitched roof double garage and erection of new detached single storey dwelling for Mr & Mrs D Wall.

*Tezel Bahcheli
Agent of
Planning
Application*

This is the 2nd Application submitted for this property. The previous application was a 2 storey which Seaford Town Council supported at the time but it was refused by LDC due to requiring the gap that existed over the garage to be retained. The new design is not significantly higher than the existing garage and the property has an alternative garage at the rear. The new proposals have been discussed with the Highways Authority who have no objections. As the building is in a conservation area, the new design is matching local materials to be in keeping with the area and has received no objection from the neighbours to date.

No objection.

Seaford
LW/13/0300

18 Old Nursery Close Seaford

Planning Application - Erection of a new single storey detached double garage with pitched roof for Mr P & Mrs V A Trill.

No objection.

Seaford
LW/13/0306

11 Blatchington Road Seaford

Outline Planning Application - Outline application for demolition of a vacant commercial unit and garage and erection of a terrace of four 2 bedroom houses for St James' Trust.

Janet White
St James' Trust

The only way to guarantee the Trust's continued existence is to utilise part of the assets. The original site was the town's workhouse. Over the years it has been used for various purposes. The founder of the Trust purchased the property and set about making a community centre for the elderly and disabled which has proved successful. Part of the property has been derelict for many years and in order to maximise its potential, St James' Trust attempted to bring it back into commercial use. This venture has led to the Trust nearing bankruptcy and as such they cannot risk their future with further commercial enterprises. They have therefore decided to sell this part of the property for housing thus ensuring the long term future of St James' Trust.

Brian Turner
St James' Trust

*Would like to address the following planning concerns:
Extra traffic – the proposal is that the new development will have 5 parking spaces and that the club will have 11. This would reduce the total number by 2 meaning traffic in and out of the Trust will be reduced.
The street scene will be improved by the demolition of a decaying ugly part of the property with the introduction of 4 new affordable housing units.
The height of the new housing would not exceed the current building and any overlooking has been addressed in great detail by architects to eliminate this problem. Currently in a flood risk area, the new development will come with new drainage which will benefit both St James' Trust and a number of existing homes in the vicinity.
The new development would add to the neighbourliness of the area and stop the current noise and nuisance issue.*

The committee deferred consideration of this item to a future meeting.

Seaford
LW/13/0316

21 College Road Seaford

Planning Application - Erection of single storey rear extension (old sun porch removed) for Ms K Critchett.

No objection.

Seaford
LW/13/0317

7 Chyngton Road Seaford

Planning Application - Proposed Detached Double Garage for Mr S Smith.

No objection – but the committee asks that LDC ensure that it cannot be used for trading purposes.

Seaford
LW/13/0323

91 Katherine Way Seaford East Sussex BN25 2XF
Planning Application - Replacement of conservatory to the rear for Mr C Andrews.

No objection.

Planning Applications week ending 24 May 2013

Seaford
LW/13/0275

Orchard End 2 The Shepway Seaford
Replacement of existing garage with a hipped roof garage for Mr & Mrs M & L Hughes.

No objection.

Seaford
LW/13/0328

Buckle Camping And Caravan Park Marine Parade Seaford
Planning Application – Erection of 2 metre high dark stained timber boundary fence and planting for East Sussex County Council.

*Mr A Keer
Transport
Planner, ESCC*

A new section of cycle route known locally as the 'missing link' has provided a wider shared cycle/pedestrian route and has improved safety for cyclist. In the case of the Buckle Camping & Caravan Park, it was necessary to remove the existing chain-linked fencing and the grass banking behind it in order to provide room to construct the cycle/pedestrian route. The combination of this fencing and banking provided a screen of approx. 2 metres in height which gave privacy and security to the operation of the Park. It is vital that this is replaced with a suitable replacement. The original application for close-boarded fence (LW/13/0011) was refused by LDC in March and ESCC noted that STC also considered this to be unsightly and out of keeping. The revised design mitigates the visual impact and ESCC are incorporating a substantial planting scheme in front of the fencing as advised by the County Council Landscape Officer. The fence will also be given darker treatment to mitigate the impact of the fencing whilst the planting scheme is maturing. Although the new height is 20cm higher than the previous application, this height is the same as the temporary fencing currently in place. The County Council acknowledges STC's concerns and feel these have now been addressed by the revised proposals.

The design of the new fence has been shaped so as the view of the road will no longer be reduced.

Bill Webb

No objection.

Seaford
LW/13/0329

3 Kammond Avenue Seaford
Planning Application – Erection of single storey rear extension and access steps for Mr S Jones.

No objection.

Seaford
LW/13/0334

14 Corsica Close Seaford
Planning Application – Section 73A Retrospective application for rendered finish & masonry paint to boundary wall for Waterhouse Estates Ltd.

No objection.

Seaford
LW/13/0337

65 Sutton Drove Seaford
Planning Application – Erection of a single storey rear extension and loft conversion for Mr & Mrs T Holder.

No objection.

Tree Works Applications outside South Downs National Park

TW/13/0226/
TCA

3 Sycamore Close
2 x Holm Oak (T30 and T34 of the Order) – Prune back canopy on west side by 1.5; 4 x Holm Oak (T31, T32, T35, T36 of the Order) – Prune back canopy on west side by 2m; Holm Oak (T33 of the Order) – Prune back canopy on west side by 2.5m.

No objection.

P&H 8 Planning Training Session

Members considered report 28/13 concerning a planning training session being held by Lewes District Council (pages 5 to 6)

It was **AGREED** to **NOMINATE** Cllr R Scarfe, Cllr S McStravick and Cllr A Campbell to attend the training session on 10 July 2013.

The meeting closed at 7.55pm

Councillor B Groves
Chairman.