



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 9 January 2014**, at **7.00 pm**.

Present:

Councillor L Wallraven (Chairman), Councillor R Allen (Vice Chairman),
Councillors A Campbell, M Brown, S Dunn, T Goodman, S McStravick and R Scarfe
Mrs S Shippen and Mrs G Hamilton
14 members of public

P&H 60 Apologies for Absence and Declaration of Substitute Members

Apologies for absence were received from Councillor A Latham.

P&H 61 Minutes

The minutes of the meeting held on 12 December 2013 were **AGREED** as a correct record and signed by the chairman.

P&H 62 Public Participation

Mr J Foxley Commented on item 6 – page 24 - regarding the land on Chyngton Way. He commented that this area is outside the development boundary and is the transit between the SDNP and residential boundary. It is good agricultural land and is prone to flooding. He asked how this can be used for housing when we need this land for production of food.

Mr R Foxwell Commented on item 6 – Allocation of houses – He asked if Seaford Town Council had a Neighbourhood Plan? A number of Town Councils have submitted theirs. He also commented that the car park at the Buckle is important to keep as where will people park? He suggested that this document should have gone to Full Council, why did this not happen?

Town Clerk Advised that Seaford Town Council has not debated a Neighbourhood Plan. As far as she is aware there are no local councils in Lewes District who have submitted their neighbourhood plan. The Planning and Highways committee has delegated authority to make decisions on behalf of the Council, all Councillors received this agenda and reports and are able to attend and give views if they are not members of the Committee.

Mr Gower *Commented on item 6 - Are the Councillors aware why this did not go on the agenda for the meeting on 12 December 2013? Why did Seaford Town Council not opt for the status of having a prepared Neighbourhood Plan, like other councils? He also commented on the need for the East Street car park, which is used fully throughout the day.*

Town Clerk Advised that the Council was not in a position to prepare a report in time for the meeting, especially as the item relating to the 20mph speed limit was on the meeting on 12 December 2013. Links to the document had been previously sent to Councillors giving them plenty of time to assess their response. In regards to Mr Gower's comment regarding the Neighbourhood Plan, other Councils have not yet submitted their plan but some have designated.

Mrs T Gates *Have Seaford Town Council started preparing a Neighbourhood Plan?*

Town Clerk Seaford Town Council has not decided whether to do a plan and informally, there have been no suggestions for a Neighbourhood Plan.

Mr R Gates *At the last Conservative manifesto, they did not support any development.*

Town Clerk A political manifesto and the actions of a committee are very different. It was not appropriate to answer Mr Gates question in this committee.

P&H 63 Planning Applications

Planning Applications week ending 6 December 2013

Seaford **First & Second Floors 26 Sutton Park Road**
LW/13/0779 Planning Application - Change of use of first and second floors from residential (A1) to offices (B1) for Rix & Kay

No objection

Seaford **5 Dymchurch Close**
LW/13/0782 Planning Application - Erection of single storey rear extension and insertion of dormer window to rear elevation for Mr J Nimmo

No objection

Seaford **1 Richington Way**
LW/13/0784 Planning Application - Installation of a uPVC double-glazed non-obscured side-facing opening window at second floor level for Ms F Cutts

No objection

Planning Applications week ending 13 December 2013

Seaford **Eversley Court Dane Road**
LW/13/0798 Planning Application - Creation of 25 additional parking spaces at the site of the previously approved 10 affordable housing units (LW/10/1048) for McCarthy and Stone Retirement Lifestyles Ltd

Public Participation

Mr Gower *It was agreed in the original planning application that affordable housing be put in as part of agreeing the application*

Strongly object, for the following reasons:

1. The original application provided for 10 affordable units, this proposal would mean going back on what had been previously approved; this is a provision which is required in the town.
2. Loss of affordable housing in breach of LDC policy.
3. There is already enough parking within the vicinity of the building.

Tree works outside the South Downs National Park

Seaford **Martello Cottage, Bramber Lane**
TW/13/0105/
TPO Monterey Cypress (T1 of the Order) - Crown lift by removing lower laterals over garden and patio. Removing 2-3m back to suitable growth.

No objection

P&H 64 Site Allocation & Development Management Document

Members considered report 131/13.

Housing

1. *Do you have any views on the options identified in this Topic Paper?*
Our main views are included in allocation of Housing/Sites which are covered later in detail.
2. *Are you aware of any additional sites that should be considered as a housing or pitch allocation?*
No other additional sites to be considered.

3. *Are there any other options, which have not been identified, that the Council should be considering?*

Seaford Town Council has approved a Policy for objecting to the conversion of commercial property into residential property. We would like to protect all existing sites used for economic means from being converted over the period of the Plan.

Housing Site Allocation

Site Ref	Site Name	Approve/Object to units
SF/A01	Land to the South of Chyngton Way	Strongly object – Outside town development boundary and adjacent to SDNP and SSI. Potential loss of historic and archaeological important site.
SF/A02	East Street Car Park, East Street	Object – Well used Car Park for shopping and amenities in the town required for the future viability of town centre.
SF/A03	Former Central Garage site, Sutton Park Road	Object – Against STC commercial to residential policy – Protection of economic site.
SF/A04	Buckle Car Park, Marine Parade (Parcels A & B)	Object - Well used Car Park for seafront users . Would restrict tourism opportunities for the future in that area. It's the closest car park to SDNP area between Seaford and Newhaven. Gives access to one of the most level parts of the beach and has toilets including (accessible)) – loss of public facility.
SF/A05	Buckle Car Park, Marine Parade (Parcels A, B & C)	Object – No benefit for residential units – tourism is important to Seaford and the Car Park is accessible to the water's edge and access to disabled toilet.
SF/A06	Chalvington Field at Normansal Park Avenue (SDNP)	Approve
SF/A07	6 Steyne Road	Approve
SF/A08	Drill Hall, Broad Street	Approve
SF/A09	Holmes Lodge, Claremont Road	Approve
SF/A10	51 – 53 Blatchington Road	Object – Existing site commercial building – against STC commercial to

		residential policy
SF/A11	Florence House, Southdown Road	Approve
SF/A12	Land North of Crown Hill	Approve
SF/A13	Gas Works site, Blatchington Road	Object - Existing site commercial building – against STC commercial to residential policy

Employment

Question	Response from Seaford Town Council
(a) Should any sites taken from the Local Plan 2003 in Appendix 1, be de-allocated through the Site Allocations Document and be identified for an alternative use? It would help us if you could, what you think the new use should be and why you think this.	No
(b) Are there any site options that you would not wish to see allocated for employment use? Please explain why you think this.	No
(c) Do you know of any sites that have not been included in this topic paper that may be suitable for employment use?	Yes – reiterating the Council’s policy regarding commercial properties not becoming residential properties. The following sites would be suitable for employment use: - Cradle Hill Refuse and Recycling site - Gas Works site, Blatchington Road - Garage, Sutton Park Road
(d) Do you think it would be beneficial to cluster employment uses (such as light industrial/offices) together with other uses such as housing, retail or leisure	Yes

Infrastructure

1. *Do you have any views on the options identified in this Topic Paper?*

- Existing Primary Schools are difficult to expand and Seaford Head School (Lower) site is on site flood plain.

- **Cradle Hill Refuse and Recycling site to be retained as commercial (site 3)**
- **Richmond Road Car Park should be retained, some of proposed area is Seaford Town Council land and decisions should be made by Seaford Town Council**

2. *Are you aware of any additional sites that should be allocated for infrastructure purposes?*

No

3. *Are there any other options, which have not been identified, that the Council should be considering?*

- **Chyngton Way – retained as agricultural land**
- **Brickfield – retain as a green open space**
- **Bishopstone Road – retain as green open space – adjacent land is used for grazing**
- **Walmer Road – retain as recreation ground**
- **Primary and Secondary Schools playing fields – retain as green open space**
- **Seaford Close Green – retain as green open space**
- **Bodiam Close - retain as green open space**

The meeting closed at 8.43pm

Councillor L Wallraven
Chairman.