



Seaford Town Council

Planning and Highways Committee

Minutes of the meeting of the **Planning and Highways Committee** held at the **Council Chambers, 37 Church Street, Seaford** on **Thursday 3rd August 2017** commencing at **7.00 p.m.**

Present:

Councillors L Wallraven (Chairman), R Honeyman (Vice-Chair), D Argent, P Boorman, L Freeman, N Freeman, T Goodman, A Latham and P Lower.
Geoff Johnson- Planning Officer
5 members of the public present

P 19/08/17 Apologies for Absence and Declaration of Substitute Members

Apologies were received from Councillor J Elton

P 20/08/17 Disclosure of Interests

Councillor L Wallraven (Chairman) declared a non-pecuniary interest as a member of Lewes District Council sitting on that Council's Planning Applications Committee and did not vote on any item

P 21/08/17 Public Participation

*In response to a query from Mr B Gower it was confirmed that members of the public would be able to speak on Item 5-Avondale Hotel.
Mr Gower also raised the issue of temporary signs obscuring traffic signs in Chyngton Road. He was told that the Council's Facilities Manager Craig Williams had been made aware of the problem*

P 22/08/17 Planning Applications

Planning Applications for week ending 7th July 2017

Seaford **16-17 Bishopstone Road Bishopstone**
LW/17/0498 Planning Application-Double storey rear extension and summerhouse.

It was **RESOLVED** to **SUPPORT** the application. It was noted that although the proposed extension was substantial the house was situated on a large double plot and the Committee could find no grounds to support the neighbours' objection.

Planning Applications received week ending 14th July 2017

Seaford **1 Tudor Close**
LW/17/0451 Planning Application- Replacement of existing conservatory with single storey rear extension.

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

Seaford **14 Hill Rise**
LW/17/0582 Planning Application- Single storey side/rear extension.

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

Seaford **Sutton Parade Alfriston Road**
LW/17/0585 Application to vary existing Condition- Variation to Condition 2
(plan) attached to approval LW/14/0795

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

SDNPA Planning Applications for week ending 18th July 2017

Seaford **Manor Farm House, The Street, Bishopstone Village**
SDNP/17/ Planning Application-Demolition of existing grain store and
replacement with new grain store, workshop and machinery store.

It was **RESOLVED** to **SUPPORT** the application subject to appropriate Archaeological and Ecological conditions and subject also to landscaping/screening to mitigate the impact of the building on the sensitive area around the site.

Planning Applications for week ending 21st July 2017

Seaford **7 Marine Crescent**
LW/17/0076 Planning Application-Alterations and extensions to existing property
and sub-division to form two semi-detached dwellings including
associated parking and landscaping.

It was noted that this was a substantial scheme but that there was sufficient room at the property to accommodate the extensions without causing undue impact on neighbouring properties and on the character of the area. It was therefore **RESOLVED** to **SUPPORT** the application.

Seaford **Units 6 & 7 Cradle Hill Industrial Estate Cradle Hill Road**
LW/17/0565 Planning Application-Change of Use from Class B1 to B8 (Storage and
Distribution) with ancillary trade counter

It was **RESOLVED** to **SUPPORT** the application although concerns were expressed over the lack of additional parking spaces to serve the proposed use and the possible effect of this on existing traffic and parking problems in the area.

Seaford **33 Westdown Road**
LW/17/0581 Planning Application-Two storey rear extension and new cladding

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

Seaford
LW/17/0586
& /0655

Fitzgerald House Croft Lane
Planning and Listed Building Applications-Replace existing UPVC windows to Block 3 with timber casement windows and associated works, replace existing UPVC windows to rear/side elevations with with residence 9 UPVC heritage windows and associated works.

It was **RESOLVED** to **SUPPORT** the applications. The Committee commended the level of detail in the presentation of the applications and the design of the proposed replacement windows.

Seaford
LW/17/0606

32 Deal Avenue
Planning Application- Single storey side extension.

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

Seaford
LW/17/0607

65 Broad Street North
Planning Application- Conversion of the property into two residential units together with the reformation of the existing rear outbuilding with an increased width of 200 mm.

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

Tree Matters

Seaford
TW/17/0053/TPO

Griffin Lodge Eastbourne Road
Application to prune back Holm Oak (T1 on plan) to previous pruning Points to allow more light in the dwelling.

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

P/23/08/17

SUSPENSION OF STANDING ORDERS

It was **RESOLVED** to **SUSPEND STANDING ORDERS** on the following item (Avondale Hotel) to allow free discussion by Councillors and members of the public.

P/24/08/17

Avondale Hotel Avondale Road
Planning Application LW/17/0544 for Change of Use from C1(hotel) to a House in Multiple Occupation with 18 units for a maximum 31 residents.

Mr B Gower-Referred to an e mail sent by his wife setting out objections to the application. There was a shortage of tourist and visitor accommodation in the town. His wife ran a self-catering accommodation business and recently had to turn away a large party of visitors. She was unable to find them any alternative accommodation. He commended the officer's report on the Agenda.

Following the reinstatement of Standing Orders the Committee considered report 46/17 on the planning issues relevant to this application.

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

That the Applicant has not submitted any supporting evidence to overturn the presumption in Core Policy 5 (2) of the LDC Core Strategy Local Plan that existing visitor accommodation in the District should be retained. Any application for change of use from the C1 Use Class to residential should acknowledge this presumption and include full evidence on viability and marketing for vetting by the Local Planning Authority.

This Policy is particularly relevant to Seaford given the acknowledged shortage of visitor accommodation in the town and the importance given to tourism and the growth of tourist accommodation in the strategic objectives for Seaford promoted by the Town Council, by the District and County Councils (including Seaford Impact) and in the Neighbourhood Plan currently in preparation.

It is also considered that the residential use proposed i.e 18 units for a maximum of 31 residents, is over intensive. It would be likely to have an adverse impact on the amenities of residents in the locality and would not be appropriate in a prominent location close to the Town's War Memorial.

P/25/08/17 Proposed Development East Quay Newhaven Harbour

Members considered report 45/17 informing the Committee of proposals for a major new development at Newhaven Harbour. The proposals, for a new importation wharf for minerals and a processing plant to produce building materials were likely to have a major impact on views of the harbour from Seaford. A formal application was being prepared by the Brett Group for submission to East Sussex County Council.

It was **RESOLVED** to **NOTE** the report and request the East Sussex C.C to include the Town Council as a formal consultee on the forthcoming application.

P/26/08/17 Road Closure-French Market

Members considered report 48/17 on the request for a Road Closure Order on Friday 15th September 2017 for the annual French Market.

It was **RESOLVED** to raise **NO OBJECTION** to the application and to **SUPPORT** the relocation of the market.

P/27/08/17 Update Report

Members considered report 48/17 informing the Committee of Lewes District Council's Decisions on previous planning applications.

It was **RESOLVED** that the report be **NOTED**.

The meeting closed at 7.50 pm

L Wallraven 31/8/17

Councillor L Wallraven
Chairman

