



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 25th April 2019** commencing at **7.00 p.m.**

Present:

Councillors L Wallraven (Chairman), D Argent, J Elton, L Freeman, N Freeman, R Honeyman (Vice-Chairman), A Latham and P Lower
Geoff Johnson - Planning Officer
7 members of the public present

P 112/04/18 Apologies for Absence

Apologies were received from Councillor J Lord

P 113/04/18 Disclosure of Interests

None

P 114/04/18 Public Participation

None

P 115/04/18 Planning Applications

Planning Applications for week commencing 17th March 2019

Seaford

LW/19/0216

32-34 Church Street

Planning Application – Conversion of existing store building to provide additional seating including glazed lantern to roof and replacement of existing cladding

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

Seaford

LW/19/0218

14 Mercread Road

Planning Application – Single storey rear extension

It was **RESOLVED** that as no plans of the proposed extension had been published on the District Council's website it was not possible for the Council to comment on this application

Planning Applications Week commencing 24th March 2019

Seaford

LW/19/0223

7 Hartfield Road

Planning Application – Single storey rear extension

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

Seaford
LW/19/0239

15 Homefield Road
Planning Application – Loft conversion with two front and three rear dormers

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

Planning Applications received in week commencing 31st March 2019

Seaford
LW/19/0258

Newlands School Eastbourne Road

See Minute P/116/04/18 below

Planning Applications for week commencing 7th April 2019

Seaford
LW/19/0170

Florence House Southdown Road
Planning Application – Change of use of existing self-contained office Building to provide two new twin guest bedrooms with en-suite facilities And provision of a new self-contained office building to the west of the Main house

It was **RESOLVED** to **SUPPORT** the application subject to a temporary condition being imposed to restrict the consent for the office building to five years and a further condition restricting the use and occupation of the new accommodation to purposes ancillary to the use of main building as a hotel/conference centre

Seaford
LW/19/0282

3 East Albany Road
Planning Application – Two storey rear extension

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

Seaford
LW/19/0280

60 North Way
Planning Application – Single storey rear extension and new window to N/E Elevation

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

Seaford
LW/19/0298

Questover Eastbourne Road
Planning Application – Hip to gable loft conversion with rear dormer

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

Tree Works Application

Seaford
TW/19/0018/TPO

3 Sycamore Close
Tree Works Application – T2 T3 T4 T5 T7 T8 and T10 – 8 Holm Oaks – Reduce upper crown by up to 4 metres and reduce side branch growth by Up to 1.5 metres.
T11 – Holm Oak – Reduce upper crown growth by up to 3.5 metres and side Branch growth by up to 1.5 metres

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

P/116/04/18

Newlands School Eastbourne Road - LW/19/0258

Reserved Matters Application – Approval of layout, scale, appearance and landscaping for residential development of 183 homes pursuant to outline consent LW/16/0800

A local resident stated that a lot of residents were appalled at the significant reduction in the proposed provision of affordable housing in this application. She had heard that this happens frequently in large development schemes.

A second resident stated that the former owner had always intended that the school should be used as a Community Hospital rather than residential use. A community mental health facility would be far more beneficial and would complement the facilities proposed in the 'Health Hub' scheme at the Downs Leisure Centre.

Keith Blackburn, Chair of the Neighbourhood Plan Steering Group, also objected to the reduction in affordable housing provision. He stated that the developers must have been aware of the 40% requirement but he realised, having read the report, that financial viability in these matters is based on a national model applied by the Government's Policy Guidance. He considered however that the figures should be challenged and that there was scope for negotiating a better deal for the town. He also urged the Council to make the provision of rented affordable units The priority over the provision of shared ownership units in the mix of affordable housing

A third resident, from Manor Road North, was concerned at the noise from excavations on site and the fact that a wide gated access had been installed at the boundary of the site in this area. Residents had been assured at outline stage that the access from Manor Road North would be a lockable gate for use in emergencies only.

Also the layout plan showed that two four-bed houses were proposed only a few feet from their property

Members considered report 198/18 on this application which referred to the on-going negotiations between the District and Town Council officers and representatives of Bellway Homes regarding the provision of affordable housing and other issues arising from the current application.

Due to the District and Town Council elections on 2nd May 2019 it was unlikely that the application would be considered by the Town Council in May.

It was **RESOLVED** to **NOTE** the report and the on-going negotiations and to put on record :-

- 1.The Committee's concern at the reduction in the provision of affordable Housing in the current application
- 2.That the developers should work with a Housing Association or Registered Landlord to administer the affordable housing with priority being given to the provision of rented accommodation

P/117/04/18

Update Report

Members considered report 199/18 updating the Committee on decisions taken by Lewes D.C since the last meeting

Councillor Penny Lower reported back on the hearing into the Lewes Local Plan and specifically Policy E1 relating to development to the east of Newhaven Harbour. The Local Plan Inspector had requested a joint statement to the policy from the objectors and a further justification statement from Lewes D.C. His views on the policy would be published in due course.

It was **RESOLVED** to **NOTE** the reports

P/118/04/18

Chairman's Vote of Thanks

As this was the last meeting of the Council's term the Chairman thanked members and officers for their attendance and hard work over the last four years

Members responded by thanking the Councillor Wallraven for her hard work in chairing the Committee throughout the four-year term

The meeting closed at 7.55 p.m

Councillor L Wallraven
Chairman