



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 27th June 2019** commencing at 7.00pm

Present:

Councillors L Wallraven (Chairman), Councillors J Edson, M Everden, A Latham and J Lord
Geoff Johnson-Planning Officer
8 members of the public present

P 14/06/19 Apologies for Absence

Apologies were reported from Councillor Honeyman

P 15/06/19 Disclosure of Interests

Councillor Lord declared a pecuniary interest in application LW/19/0364 (Homefield Place) and did not speak or vote on that item

Councillor Wallraven declared a non-pecuniary interest in application LW/19/0370 (9 Rookery Way) as a friend of the applicant and did not speak or vote on that item

Councillor Edson declared a non-pecuniary interest in application LW/19/0370 (9 Rookery Way) as a near neighbour of the property and did not speak or vote on that item

Councillor Latham declared a non-pecuniary interest as a relative of a neighbouring resident/objector on application LW/19/0404 (Hindover Alfriston Road) and did not speak or vote on that item

P 16/06/19 Public Participation

None

P 17/06/19 Planning Applications

Planning Application deferred from previous meeting

Seaford
LW/19/0364

Homefield Place Homefield Road

Planning Application – Demolition of existing building and erection Of a 55-bed care home (within Class C2) with associated works Including access parking and landscaping

Will Rees from the applicants, Frontier Estates, and Hannah Pearce the Agent, made a joint presentation on the application. The applicant company specialised in providing bespoke care homes for the main service operators. There was a demand for care home

places due to the baby boomer generation reaching old age. The 55 proposed units were all 'en-suite' and were aimed at 'late stage' residents who would need the extra care provided and would not normally be driving. Planning-wise it was a good location for a care home . The use would be within Class C2 in line with the previous long-term use and care had been taken in the provision of parking and landscaping. No weight could be placed on the Seaford Neighbourhood Plan's allocation of the site for housing and in any event recent Government policy guidance indicated that the units provided could now count towards the LPA's Housing Supply figures. There clearly was a demonstrable need for these care home beds in Seaford

Charles Grimble of the Seaford Neighbourhood Plan Steering Group objected to the application. Details of the objection had been circulated to members and to the applicant's agent prior to the meeting. The NP had reached the latter stages of the adoption process after several years of intensive work and had been through two rounds of public consultation. It did therefore carry sufficient weight to be a major consideration in this application. This site is allocated in the NP as a prime residential site. It is irrelevant that the Government now allows care home units to count towards housing supply. The Town needs proper housing , including affordable housing. The applicant's report identifying demonstrable need for care home beds is flawed. The 10km radius takes in too large an area. In Seaford itself there is a surplus of care home beds

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

1. That Homefield Place was a site allocated for general housing Including affordable housing, in the Seaford Neighbourhood Plan
2. That the plan , although still not adopted, was at a late stage of the planning process having been through several rounds of public consultation and been approved formally by the Town Council. No objection had been raised to this particular allocation
3. The report submitted by the applicants alleging and supporting a demonstrable need for more care home beds was flawed in that it covered too large and arbitrary an area, i.e a 10km radius of Seaford ,rather than concentrating on the Town itself where there was an acknowledged surplus of care home beds.
4. That under the guidance in Para 48 of the NPPF (2018) weight could and should be placed on the emerging Neighbourhood Plan sufficient to support a formal objection in that , by effectively removing a prime residential site from the Plan allocation in favour of a use for which there was no demonstrable need, it would undermine the implementation of the Plan and be directly contrary to its policies and provisions

Planning Applications received in the week commencing 3rd June 2019

Seaford
LW/19/0371

Land South and West of the ESCC Port Access Road, Southern Roundabout Newhaven - Planning Application – Construction of two link roads between Newhaven Port and ESCC Port Access road along with associated fences gates and landscaping

It was **RESOLVED** to **RAISE NO OBJECTION** although concern was expressed that the feeder road to the main highway network would not be adequate to cope with the likely increase in traffic and that further improvements would be required in order to avoid serious congestion

Seaford
LW/19/0404

Hindover Alfriston Road
Planning Application – Demolition of existing dwelling and construction of 4 x detached dwellings and all associated on-site parking access and landscaping

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

1. The proposals constituted over development of a restricted site.
2. Three storey dwellings would be out of character with the surrounding area. The location, being close to the National Park boundary required special consideration and the proposals would have an unacceptable impact on the amenity of the area
3. The additional traffic generated at the junction of Alfriston Road with Old Nursery Close would also have an adverse impact on the amenities of existing residents

Seaford
LW/19/0405

21 Crown Hill
Planning Application – Single storey rear extension

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

Seaford
LW/19/0391

20 Richington Way
Planning Application – Single storey rear extension

As this application was merely for a Certificate of Lawfulness for the proposed development it did not require the consideration of the Town Council

NOTED

Planning Applications received in the week commencing 10th June 2019

Seaford
LW/19/0376

16 Corsica Road
Planning Application – Removal and replacement of existing single-storey extension

The Planning Officer reported that as the plans and supporting documents for this application had not been posted on the LDC website it could not be considered at this meeting

NOTED

Seaford
LW/19/0370

9 Rookery Way
Planning Application- Erection of single-storey garden room/ golf simulation room for private use only (part retrospective)

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

Planning Applications received week commencing 17th June 2019

Seaford
LW/19/0124

8 Queen's Park Gardens
Planning Application – Side extension to main house, replacement of windows and new balcony

It was **RESOLVED** to **OBJECT** to the application on the grounds that the design of the extension was unsympathetic to and completely out of character with the rest of the property and was therefore contrary to Policy ST3 of the Local Plan

P/18/06/19

Newlands School Site – Reserved Matters Application (LW/19/0258)

The Planning Officer reported that there had been no further meeting with Bellway Homes since the last Committee meeting on 6th June. A further update would be given at the next Committee meeting on 18th July.

NOTED

P/19/06/19

ESCC Parking Review

Members considered report 30/19 on the formal proposals for local Parking and waiting restrictions

It was **RESOLVED** that the following comments be forwarded to ESCC on the various local sites included in the Review

SUTTON PARK ROAD – The change to a permanent clearway was opposed in view of the possible adverse effect on late night take aways in the area. The current restrictions should be left in place

BLATCHINGTON ROAD – No objection

PLACE LANE – No objection

CLAREMONT ROAD – Current restrictions should be left in place

CHURCH STREET – No objection

P/20/06/19

Rights of Way Improvement Plan

Members considered report 31/19 regarding the consultation being carried out by ESCC on the review of this plan

It was **RESOLVED** that following the designation of most of the open space surrounding Seaford as part of the South Downs National Park that the Park Authority should work closely with the ESCC as Highways Authority to assist in the improvement and maintenance of the ROW network and in particular to assist in the funding of the works, taking into account the severe pressures being applied to all areas of the ESCC budget

P/21/06/19

Update Report

Members considered report 32/19 updating the Committee on decisions taken by Lewes D.C since the last meeting

It was **RESOLVED** to **NOTE** the report

The meeting closed at 8.17 p.m

Councillor L Wallraven
Chairman