



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 23<sup>rd</sup> May 2019** commencing at **8.05 p.m** (following a training session commencing at 7.00 p.m.)

### **Present:**

Councillors L Wallraven (Chairman), Councillor R Honeyman (Vice Chairman) Councillors N Adil, J Edson, M Everden, A Latham and J Lord

James Corrigan-Town Clerk, Geoff Johnson-Planning Officer and Tony Jackson-Facilities Manager

5 members of the public present

### **P 01/05/19 Apologies for Absence**

None

### **P 02/05/19 Disclosure of Interests**

Councillor R Honeyman declared that he would not speak or vote on LW/19/0291 as he was a friend of the applicant

### **P 03/05/19 Public Participation**

*A local resident referred to a possible abandoned car at Martello Fields*

The Town Clerk confirmed that the Facilities Manager would follow up the report

### **P 04/05/19 Planning Applications**

#### Planning Applications received in the week commencing 17<sup>th</sup> March 2019

**Seaford**  
LW/19/0218

**14 Mercread Road**  
Planning Application – Single storey rear extension

The Planning Officer reported that this application had been held over from the previous meeting as the plans had not been posted on the District Council's website. The plans had since been posted but it was reported that notification that planning consent had been granted had been received that morning

It was **RESOLVED** to **NOTE** the granting of consent and to inform the District Council that the Town Council would, in any event, have **SUPPORTED** the application

Planning Applications received in the week commencing 21<sup>st</sup> April 2019

**Seaford**                      **54 Tudor Close**  
LW/19/0301                      Planning Application – Single storey rear extension, first floor rear  
Dormer enlargement and installation of rear facing roof windows

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

Planning Applications received in the week commencing 28<sup>th</sup> April 2019

**Seaford**                      **22 Deal Avenue**  
LW/19/0305                      Planning Application – Single storey rear extension

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

**Seaford**                      **29 Princess Drive**  
LW/19/0291                      Planning Application – Partial demolition of detached garage and  
construction of single storey side and front extension

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

**Seaford**                      **1 Romney Close**  
LW/19/0320                      Planning Application – Single storey front extension

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

**Seaford**                      **7 Battle Close**  
LW/19/0310                      Planning Application – Single storey side extension

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

Planning Applications received in the week commencing 5<sup>th</sup> May 2019

**Seaford**                      **3 Kingsmead Close**  
LW/19/0304                      Planning Application – Demolition of existing garage and  
replacement with a single storey annexe and loft conversion

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

**Seaford**                      **3 Sherwood Road**  
LW/19/0343                      Planning Application – Conversion of dwelling to three flats

It was reported that a previous application for the conversion had been considered by the Committee on 4<sup>th</sup> April 2019 and had been supported

The application had subsequently been refused by Lewes D.C. This application included some minor amendments to the plans which had been refused

It was **RESOLVED** to **OBJECT** to the application on the grounds that the conversion would lead to increased traffic and general

activity which would have an adverse impact on the character of the area contrary to policy ST3 on the Lewes Local Plan. Also the granting of consent in this case would make it more difficult to resist similar applications in the future

**Seaford**  
LW/19/0316

**1 Chyngton Gardens**  
Planning Application – Renewal of previous approval LW/16/0324 for the erection of a single dwelling on land to the north of 1 Chyngton Gardens

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

**Seaford**  
LW/19/0327

**Locations between East Saltdean and Seaford Bay**  
Advertisement Consent – Erection of coastal safety signs

It was reported that these signs were intended to replace the various existing signs giving information of different aspects of coastal safety and provide comprehensive information on a single standard sign.

It was suggested that a Smart App be included to enable residents and visitors to access further local and safety information

It was **RESOLVED** to **SUPPORT** the application and to suggest the addition of the Smart App to the information on the proposed signs

Planning Applications received in the week commencing 12<sup>th</sup> May 2109

**Seaford**  
LW/19/0356

**71 Cuckmere Road**  
Planning Application – Single storey rear extension

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

**Seaford**  
LW/19/0341

**29 Sutton Park Road**  
Planning Application – Change of Use from C3 (residential) to B1(offices)

*The applicant informed the committee that her firm had been based in Seaford for 10 years but was having to find new accommodation as the current accommodation was to be converted to residential use. Consent on a previous change of use application (LW/19/0117) had been refused purely on the grounds of the lack of proper separation between the residential and office areas which could lead to noise nuisance for the residents. The current application incorporated measures to provide adequate separation*

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

*A local resident referred to the recent criticism of Bellways in the media regarding unsafe sites, poor building standards and use of flammable materials. Also, with regard to the provision of affordable housing, the company should be held to the 40% requirement in the outline consent. It was not down to Seaford Town Council to ensure that the Company retained an adequate profit margin on the scheme*

The Town Clerk reported on the progress of discussions with Lewes D.C officers and representatives of Bellway Homes on possible modifications to the submitted scheme to enable the developers to increase the provision of affordable housing units

The principal modifications proposed were:-

- 1.The demolition of the existing main school building and its Replacement with a new building of an appropriate design And similar size also providing new apartments and;
- 2.The replacement of the sports pitch, changing rooms and parking Spaces with an informal public park area providing an equipped Children’s play area, additional landscaping and planting and a large Informal green space

These modifications could enable the developers to increase the Provision of affordable housing from 14 to 36 units (based on a 50/50 Split between affordable rented and shared ownership units) and also To provide all consequential saved costs (approximately £350,000 – 400,000) to Seaford Town Council for the provision of a new sports Field complex for local teams

It was **RESOLVED** :-

- 1.That the Committee confirms its broad support for the proposed Modifications as a positive way forward for the scheme
- 2.That provision be made to prioritise local residents in the allocation Of the affordable housing units
- 3.That the developers be urged to increase the provision of affordable housing units from 20% to 25% based on the 50/50 split between affordable rented and shared ownership units
4. That provision be made to transfer the park area and other open spaces within the scheme to Seaford Town Council for future management and maintenance
- 5.That provision be made for the installation of electric car charging points on the site and, where appropriate, for solar panels on the new dwellings

6. That the developers be requested to confirm that the houses will be sold on a freehold rather than a leasehold basis

Councillor Latham left the meeting at 9.10 p.m prior to the consideration of the next item

**P/06/05/19**

**Road Closure – Italian Market – 13<sup>th</sup> July 2019**

Members considered report 10/19 on an application for a temporary road closure for this event

It was **RESOLVED** that **NO OBJECTION** be raised

**P/07/05/19**

**Update Report**

Members considered report 11/19 updating the Committee on decisions taken by Lewes D.C since the last meeting

The meeting closed at 9.16 p.m

Councillor L Wallraven  
Chairman