



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 13th July 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
3 members of the public present

P 13/07/17 Apologies for Absence and Declaration of Substitute Members

There were no apologies received

P 14/07/17 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

Councillor P Boorman and Councillor R Honeyman both declared a non-pecuniary interest in Item 5 and in application LW/17/0501 and did not speak or vote on those items

Councillor A Latham and Councillor L Freeman both declared a non-pecuniary interest in Item 5 and did not speak or vote on that item

P 15/07/17 Public Participation

There was no public participation.

It was **RESOLVED** that the report on Item 5 be dealt with before the Planning Applications at Item 4 for the convenience of members of the public attending for that item

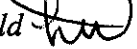
P 16/07/17 Reconsideration of Application LW/17/0369 – 57 Blatchington Road

Keith Blackburn of the Seaford Community Partnership-

He was concerned about various issues raised by this application including the potential flood risk. He had been a member of the Action Group set up to reduce flood risk in Seaford and retained an interest in the subject.

He had five main concerns; Archaeology, Drainage, Contamination, Flooding and Traffic.

The site is in an Archaeological Notification Area and it is therefore essential that an excavations necessary for services to the development did not prejudice any future archaeological investigations.

Excavations necessary for new drainage and other services to the new residential units could 

also disturb the contaminants in the land and this problem needed to be remedied. The general issue of contaminated land, taking into account the need to protect the health and welfare of the builders and the future occupants, had not been given sufficient consideration.

ESCC's objection had flagged up the flood risk issue. Any on-site attenuation to deal with the potential flooding problems would add to the contamination risks and the archaeological issues.

Finally, on traffic, Blatchington Road at this point is at the junction with Broad Street North and The Twitten. A safety assessment needed to be carried out to take into account the additional movements generated by the new residential development.

Members considered report 43/17 informing the Committee of additional information and objections received on this application since it was considered at the meeting on 1st June 2017.

It was **RESOLVED** that the principle of residential development in the form proposed could still be supported but **CONCERNS** were expressed on the following issues:

ARCHAEOLOGY- Given the sensitive location an appropriate archaeology condition should be imposed to require a comprehensive investigation to be made in relation to any excavations necessary to implement the scheme.

DRAINAGE and CONTAMINATED LAND- The scheme is likely to require additional excavations to be made for the provision of services to the residential units and as well as the archaeological issues any contaminated land condition should cover the danger of contaminants being disturbed by these works

FLOODING- The objection submitted by ESCC SUDS was duly noted. Appropriate requirements/conditions should be imposed to attenuate the flood risk and implemented prior to the occupation of the proposed units


TRAFFIC- Consideration should be given to the impact of the additional traffic movements from the development on the adjacent sub-standard junction of The Twitten and Broad Street North

P 17/07/17 Planning Applications

Planning Applications for week ending 16th June 2017

Seaford **Unit 30 Cradle Hill Industrial Estate Cradle Hill Road**
LW/17/0490 Planning Application-Section 73A Retrospective Application for the erection of a gas flue on the side elevation for Burts Bakery Ltd

Objections relating to nuisance from noise and vibration from the flue were reported from the occupiers of 9,10 and 12 Old Nursery Close.

The Committee considered the objections but took the view that it was more appropriate for the allegations of nuisance to be dealt with by the District Council's Environmental Health department rather than through planning enforcement powers. There were no concerns over the appearance of the flue. 

It was therefore **RESOLVED** to **SUPPORT** the application and to ensure that the nuisance allegations were properly dealt with by the District Council's Environmental Health department

SDNPA Planning Applications received week ending 21st June 2017

Seaford **The Boat House Eastbourne Road**
SDNP/17/02653 Lawful Development Certificate Application-Continued Use of building as a dwelling

It was **RESOLVED** that given the nature of the application the Committee is not in a position to comment on it

Planning Applications for week ending 23rd June 2017

Seaford **6 Bishopstone Road**
LW/17/0440 Planning Application-Erection of a single-storey side and rear extension, Raising of existing garage roof, amendment to existing front dormer to Incorporate balcony and formation of detached garage in rear garden

It was **RESOLVED** to **SUPPORT** the application subject to an appropriate Archaeological condition.


Seaford **14 The Ridings**
LW/17/0475 Planning Application-Single storey rear extension

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

Planning Applications for week ending 30th June 2017

Seaford **11 Blatchington Road**
LW/17/0501 Planning Application-Remove single storey kitchen building. Erection of replacement two storey building accommodating three two-bedroom self-contained flats with associated parking. Alterations to the fenestration on the west elevation of the main clubhouse building. Change of use of the first floor of the Old Wagon Factory from B1 to Sui Generis

It was **RESOLVED** to **SUPPORT** the application but given the sensitive location a full Archaeological survey would be required as a pre-condition

It was also **NOTED** that given that the application involved two distinct schemes with separate accesses, that two separate applications should have been submitted in order to avoid confusion 

Seaford **133 Princess Drive**
LW/17/0536 Planning Application-Two storey side extension

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

Seaford **42 Hurdis Road Bishopstone**
LW/17/0537 Planning Application-Demolition of existing conservatory and erection
Single storey rear extension

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

Seaford **57 Hastings Avenue**
LW/17/0558 Planning Application-Single storey rear extension and room in roof

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

P/18/07/17 Update Report

Members considered report 37/17 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 7.33 pm

L Wallraven 31/8/17

Councillor L Wallraven
Chairman