



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 December 2018** commencing at **7.00 p.m.**

Present:

Councillors R Honeyman (Chairman), J Elton, L Freeman N Freeman T Goodman and P Lower
Colin Andrews – Deputy Town Clerk
Geoff Johnson - Planning Officer
3 members of the public present

P 69/12/18 Apologies for Absence and Declaration of Substitute Members

Apologies were reported from Councillors D Argent, A Latham, J Lord and L Wallraven

Councillor Goodman was substituting for Councillor Wallraven

P 70/12/18 Disclosure of Interests

Councillor Honeyman stated that he was a member of the Neighbourhood Plan Steering Group but would take part in discussions on item 5 -The Seaford Design Guide

P 71/12/18 Public Participation

None

P 72/12/18 Planning Applications

Planning Applications Week ending 16th November 2018

None

Planning Applications Week ending 23rd November 2018

Seaford
LW/18/0860

17 Rookery Way Bishopstone
Planning Application – Single storey extension and raised decking

Some concerns were expressed regarding the large area to be covered by the decking. It was noted however that there had been no objections from neighbouring residents and in the absence of any material reasons to object it was **RESOLVED** to **SUPPORT** the application

Seaford
LW/18/0923

51 Steyne Road
Planning Application – Repair to roof, replace defective beams with
fitch beams and retain other beams and rafters

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

Seaford
LW/18/0917

2 Elgin Gardens
Planning Application – Single storey rear extension, open front
entrance porch and replacement of main house windows from
white to grey plastic

The plans on this application were well-presented and the design
of the extension was in character with the property. It was therefore
RESOLVED to **SUPPORT** the application

Planning Applications Week ending 30th November 2018

None

Tree Works Application

Seaford
TW/18 /0095/TPO

Flat 1 Homeshore House 92 Sutton Road
T1- Sycamore (384) – Thin regrowth by 15-20% and remove major
deadwood T2- Weeping Ash (389) Remove major deadwood and
dieback in crown due to fungal bodies at base

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

P/73/11/18 Seaford Neighbourhood Plan – Design Guide

It was **RESOLVED** that **STANDING ORDERS** be suspended to
enable Keith Blackburn, the Chair of the Neighbourhood Plan
Steering Group to present the Seaford Design Guide to the Committee
and to allow free discussion during the presentation

Members considered report 139/18 on the Seaford Design Guide which
had been produced as part of the Neighbourhood Plan. Consultation was
currently being carried out on the Guide.

Keith Blackburn explained the content and purpose of the Guide. The
Town had been split into four ‘character areas’ for the purposes of the
Guide i.e Seaford East, Seaford West Seaford Seafront and Dane Valley.

The specific features of each of these areas, e.g architectural features,
boundary treatments and the use of materials, were analysed and
considered

Specific consideration was given to the way in which advice and information the Guide related to the applications considered earlier in the meeting

Following the presentation a local resident commented that the Guide should address Climate Change and encourage residents to grow their own fruit and vegetables in order to be more self-sufficient in future years

It was **RESOLVED** to **REINSTATE STANDING ORDERS** and the Committee then considered the Guide and the matters raised in the Presentation.

The format of the Guide was commended but there were some reservations regarding certain issues namely :-

- a) Concern over the growing use of various shades of boarding in new developments in the Town had not been addressed
- b) The use of tile cladding should have been included in the section on 'Materials'
- c) There were very few references to bungalows in the Guide despite the fact that they represented a significant percentage of the housing stock in the town
- d) There were also few references to the significant number of late Victorian/Edwardian properties in the town
- e) Some parts of the boundaries between the four character areas in the Guide needed to be revised
- f) The Guide highlighted to need to revise or revoke a list of local 'Areas of Established Character' which had survived a succession of Local Plan revisions but which was now out-of-date

It was **RESOLVED** that overall the Guide was comprehensive and well-presented and would greatly assist the Committee in the consideration of local applications. The Guide would therefore receive the **FULL SUPPORT** of the Committee

P/74/12/18 Update Report

Members considered report 140/18 updating the Committee on decisions taken by Lewes D.C since the last meeting.

Two additional items were reported by way of update.

The Planning Officer referred to application SDNP/18/06201 submitted by ESCC Highways to the SDNPA regarding works to improve and widen Exceat Bridge(A259) to accommodate two-way traffic. The application was for a screening opinion and related only to the level of Environmental Assessment required as part of any future application for planning permission. The Committee would be kept informed any further applications

Councillor Lower reported that Lewes D.C had voted narrowly to retain Policy E1 in the submission draft of the new Local Plan. The Policy related to the allocation of greenfield land including part of Tidemills for commercial development. The Council along with Newhaven Town Council and many local residents had made strong objections to the Policy on environmental grounds. The objections would be considered by the appointed Inspector at a later stage in the process

It was **RESOLVED** that the report and the additional items be **NOTED**

The meeting closed at 8.26 pm.

Councillor R Honeyman
Chairman