



Seaford Town Council

Planning and Highways Committee

Minutes of the meeting of the **Planning and Highways Committee** held at 'The View' Seaford Head Golf Club Southdown Road on Thursday 8th August 2019 commencing at 7.00pm

Present:

Councillors L Wallraven (Chairman), Councillor R Honeyman (Vice-Chairman), Councillors N Adil, J Edson, A Latham and J Lord
James Corrigan – Town Clerk
Geoff Johnson-Planning Officer

100 members of the public present

Also attending for the Newlands School Application :-
Leigh Palmer – Acting Head of Planning, Lewes District Council
Dan Merriman - Land Director, Bellway Homes
Julian Goodban – Planning Manager, Bellway Homes
Matthew Oliver – Bellway Homes

P 32/08/19 Apologies for Absence

Apologies were reported from Councillor Morag Evenden

P 33/08/19 Disclosure of Interests

Councillor R Honeyman declared a non-pecuniary interest in LW/19/0486 as a resident living close to the application site and confirmed that he would not speak or vote on the matter

P 34/08/19 Public Participation

None

P 35/08/19 Planning Applications

Standard Orders were waived prior to the consideration of this item in order that contributions could be made to the debate by residents from the floor

Seaford LW/19/0475	Newlands School Site, Eastbourne Road Full Planning Application – Demolition of existing school building And construction of two buildings to provide 21 residential units Including provision of public open space and associated landscaping (to run concurrently with reserved matters application LW/19/0258 for the provision of 162 residential units)
LW/19/0258	Newlands School Site (amended proposal) – Reserved Matters application- Approval for layout, scale, appearance and landscaping of a residential development of 162 homes pursuant to application

LW/16/0800 (to run concurrently with full application LW/19/0475 for the demolition of the existing school building and provision of 21 residential units) for Bellway Homes

Following the introduction of the applications questions and views were invited from residents ; either James Corrigan (STC) or Leigh Palmer (LDC) responded.

Q- Further information was required on the proposed location of The Football Academy

Q-Are the facilities being provided to deal with a general shortfall of sports pitches in the town or the specific loss of the Newlands facilities?

Q- Won't Sport England's current objection mean that the scheme Will have to be 'called-in'?

Also, there have been differing accounts of the actual sum to be paid by Bellways. Will the money be 'ring-fenced 'or will it be available for other sports?

STC – A number of potential sites and options were being examined. The new facility would have to be the subject of a planning application. Sport England would also need further details of the planned facility to deal with its objection

It's the need to replace facilities at the former school site which has led to the need for new facilities.

Premier Soccer were the users displaced when the facilities at Newlands were withdrawn so it is reasonable for them to be the main user of any new facility

LDC – If consent is granted and Sport England's objection has not been withdrawn the application will be referred to the Government Office for the South-East. The competing issues will be considered and a decision will be made as to whether the applications should be called-in.

There has been no confirmation of the actual sum to be paid. It can only be assessed when the details of any consent granted are confirmed.

The sum paid will be ring-fenced by way of a s.106 Agreement.

s.106 Agreements usually provide for any money unspent being returned to the developer within a fixed period, often 10 years.

STC could allow the facilities to be used for other sports. The facilities would be under public rather than private control.

Q- Concerns about the safety of pedestrians crossing the A259 near the entrance to the new development

LDC – There would be a fully signed pedestrian crossing

Q- Concerns about possible overlooking of existing boundary properties and strong views that the existing school building should be retained

Q-There had been an assurance at outline stage that there would be a buffer strip and that windows facing existing properties would be frosted glass or velux.

LDC – A 'Parameter Plan' was submitted as part of the outline application showing the relationship of the proposed layout to neighbouring properties. The reserved matters layout closely follows the outline layout but officers at LDC were checking distances to ensure they were within normal guidelines. It did not appear that there was sufficient harm to residential amenity to justify a refusal.

As for the retention of the existing building, that is to be considered tonight as part of LW/19/0475 and the heritage issues will have to be balanced against the affordable housing issues.

Q-Could more details be given on the availability of the affordable housing for local residents.

LDC- If the scheme goes ahead a Registered Provider will be appointed and provision can be made as part of the s.106 Agt for local residents to be given priority through a nomination agreement. It is possible that LDC's housing arm will be the Registered Provider

Q- Concern from a resident who was unable to sell her property due to the traffic problems which the new development would create on the A259 and the proposed roundabout. She had contacted Bellways enquiring about compensation but had had a 'rude' reply from their solicitors.

LDC- The Planning system does not provide compensation in these cases.

Q – Specific concerns about overlooking where Manor Road North meets the site boundary. A green barrier had been promised but not provided for in the reserved matters.

LDC – It is acknowledged that there are sensitive boundary points and these would be examined closely.

Following questions to Bellways representatives from residents of Farm Close, Manor Road North and Blue Haze Avenue, Bellways agreed to arrange site meetings to discuss the issues.

The concerns were about dead and dying trees, ownership of land on and close to the site boundary and the ownership and future retention and maintenance of trees. In particular there needed to be clarification as to the ownership of an area of 'no man's land' close to the Bromley Close boundary containing 7 trees.

Bellways, through Julian Goodban, also made the following responses to issues raised by residents :-

The original proposal for a formal football pitch on site was not functional due to the lack of sufficient space and did not fit in well with the new properties. Following discussions with STC officers the scheme was amended to provide the park. The financial contribution would come from the deletion of the pitch, changing rooms and parking.

Bellways had no objection to a period of 25 years being allowed for use of the financial contribution towards new sports facilities

The original school building is not listed. The Heritage Statement referred to some notable features but the building in general had deteriorated over the years. The connection with Seaford's historical private school heritage was acknowledged but it was considered that there would be more public benefit from the provision of 46 affordable housing units.

On overlooking, Bellways had kept closely to the original concept plan in designing the layout. The distances were acceptable. There were no 3-storey houses.

The traffic issues would be mitigated by the provision of the mini-roundabout. There was no obligation to pay compensation.

Dead and dangerous trees would be removed from the site but checks would need to be made first and any necessary consents obtained.

It was acknowledged that there were also concerns about the lack of infrastructure to cope with 183 new dwellings but Bellways would be making a CIL payment of £1,500,000 to go towards new infrastructure projects.

The open debate ended at 8.10 p.m and Standing Orders were reinstated.

Members then considered report 53/19 from the Planning Officer.

On LW/19/0475 It was **RESOLVED** to **SUPPORT** the application subject to a 25-year period being imposed for the use of the financial contribution towards new sports facilities and the following specific details as set out in the Committee's resolution of 23rd May 2019 :-

- a) The provision of a 2.5acre public park with children's play equipment on site
- b) A financial contribution towards the provision of a new 3-4 pitch football academy on land elsewhere in the town to be secured by the Town Council.
- c) An affordable housing provision of 25% of the total number of dwellings (i.e 46 units) ; the units to be 50% rented and 50% shared ownership.
- d) Seaford residents to be given priority in the allocation of the affordable housing and;
- e) Electric vehicle charging points to be provided on site

On LW/19/0258 it was **RESOLVED** to **SUPPORT** the application subject to the same provisos

n.b The resolutions were passed unanimously

The Chairman adjourned the meeting at 8.25 p.m to allow residents attending for the Newlands School item to leave the meeting room

The meeting resumed at 8.32 p.m

Planning Application received week commencing 22nd July 2019

Seaford
LW/19/0451

Fieldings 18 Firle Road
Planning Application – New dwelling at rear of property

Councillor P Boorman referred to the appeal which had recently been dismissed and the objections to the shared access shown on the current application. The application should be refused.

A neighbouring resident handed out plans showing the layout of the East Blatchington Conservation Area. He had objected to the previous application on grounds of noise and disturbance to neighbouring residents and those objections still applied to the current amended application.

Another local resident acknowledged the fact that the applicant had attempted to respond to the refusal on appeal by providing the shared access but the development would still destroy the original pattern and layout of the locality

A neighbouring resident argued that the proposed development would create a precedent and the lack of a pavement on Firle Road would lead to additional traffic problems

The applicant's agent argued that the Planning Inspector in her decision had confirmed that the proposed dwelling would not cause any undue noise or disturbance to neighbouring properties and that the only problem was the removal of part of the flint boundary wall to provide the separate access. This had been dealt with by the provision of the shared access.

The Planning Officer confirmed that although it was true that the Inspector had not seen sufficient weight in the noise and disturbance issue to justify refusal, the provision of the shared access was directly contrary to saved policy ST4 of the Lewes Local Plan due to the likelihood of serious loss of amenity for the occupiers of the property at the front. This point had been referred to in para.8 of the decision letter

It was **RESOLVED** to **OBJECT** to the application on the grounds that-

The relocation of the access to the proposed dwelling to form a shared access with the main dwelling would be severely detrimental to the amenities and privacy of the main dwelling and totally contrary to the saved policy ST4 of the Lewes Local Plan

Planning Applications received week commencing 15th July 2019

Seaford
LW/19/0458

49 Kingsmead
Planning Application – Erection of a fence between 49 and 51 Kingsmead

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

Seaford
LW/19/0504

14 Hill Rise
Planning Application – Erection of outbuilding in the rear garden Subsर्वient to the main property

It was **RESOLVED** to **SUPPORT** the application in principle although there was some concern that the high specification for the building and the extent of the accommodation provided could facilitate its use as a separate dwelling. It was therefore requested that a condition should be attached to any consent granted restricting the use of the building to uses ancillary to the main dwelling

Seaford
LW/19/0509

28 Chyngton Gardens
Planning Application- Two-storey rear extension

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

Seaford
LW/19/0484

The Crypt Gallery Church Street
Planning Application – Replacement of two wall-mounted signs

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

Planning Applications received week commencing 22nd July 2019

Seaford
LW/19/0426

High Wood 51 Firle Road
Planning Application – New detached dwelling

It was **RESOLVED** to **OBJECT** to the application on the grounds that the proposed dwelling would be too large for the divided plot and would therefore be out of character with the existing pattern of development in this part of Firle Road and harmful to the amenity of the area

Seaford
LW/19/0515

1 Chichester Close
Planning Application- Single-storey side extension with pitched roof

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

Seaford
LW/19/0453

4 Eastbourne Terrace Eastbourne Road
Planning Application- Creation of dropped kerb

It was **RESOLVED** to **OBJECT** to the application on the same grounds set out in the Highway Authority's objection i.e there is insufficient turning space for vehicles to enter and exit in forward gear and therefore the use of the space would be a danger to drivers of vehicles on the A259.

Planning Applications week commencing 29th July 2019

Seaford
LW/19/0473

2B Hartfield Road
Planning Application – Raised timber decking and covered veranda to rear of dwelling

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

Seaford
LW/19/0486

5 Valley Drive
Planning Application – Single storey side extension

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

Seaford
LW/19/0527

21 Badgers Copse
Planning Application – First floor side extension and Summerhouse
It was **RESOLVED** to **SUPPORT** the application

Seaford
LW/19/0528

6 Sovereign Close
Planning Application – Two storey side extension with front entrance canopy. Replace tile hanging to front elevation and fenestration to rear elevation

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

Seaford
LW/19/0525

62 Dane Close
Planning Application – Single storey rear ground floor extension with terrace above at first floor, creation of rear balcony at second floor, roof extension to create additional/third storey with balconies to front and rear, internal layout modifications and replacement façade finishes

It was **RESOLVED** to **OBJECT** to the grounds that it was over-development, out of character with neighbouring dwellings and not in keeping with the general character of other seafront properties

South Downs National Park Authority Application

Seaford
LW/19/03404/HOUS

Blackberry Cottage Eastbourne Road
Planning Application- Erection of a single storey detached garage, with dormer and rooflights added to existing first floor bedroom

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

Tree Works Application

Seaford
TW/19/0049/TPO

1 Willow Drive
Tree Preservation Order – Reduce Holm Oak (T7) by no more than one metre .Works required to reduce shading and due to close proximity of the property

It was reported that this application had been approved by Lewes D.C prior to the meeting

NOTED

P/36/08/19

Lewes Local Plan Part 2 – Consultation on Modifications

Members considered report 48/19 of the Planning Officer on this matter. It had been reported at the meeting on 18th July the deadline set by Lewes D.C for the receipt of responses to the modifications was Monday 19th August.

The report concerned proposed policy E1- Land at East Quay, Newhaven Port and the modifications had been made in response to objections submitted to the Inspector at the hearing in April 2019.

A vote of thanks was made to ex-Councillor Penny Lower, who had represented the Town Council at the hearing, for her work on the important environmental issues raised in the objections.

It was **RESOLVED** to **SUPPORT** the modifications proposed on the grounds that they would provide environmental safeguards aimed at protecting public amenity and the threat to the amenity and setting of the Tide Mills area and the designated South Downs National Park. There was however still some concern at the potential harm from the classes of development which the policy would sanction.

The exclusion of the vegetated shingle area to the south from the land covered by policy E1 was welcomed.

P/37/08/19

Adoption of the South Downs Local Plan

Members considered report 49/19 of the Planning Officer confirming that the first Local Plan produced by the South Downs National Park Authority had been formally adopted On 2nd July 2019

NOTED

P/38/08/19

Update Report

Members considered report 50/19 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 9.22 p.m

Councillor L Wallraven
Chairman