



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 7th December 2017** commencing at **7.00 p.m.**

Present

Councillors R Honeyman (Chairman) D Argent, P Boorman, J Elton, L Freeman, N Freeman, T Goodman and, A Latham
Geoff Johnson - Planning Officer and Sue Treadwell- Administration Assistant
25 members of the public present.

P 57/12/17 Apologies for Absence and Declaration of Substitute Members

Apologies were received from Councillors P Lower and L Wallraven

P 58/12/17 Disclosure of Interests

Councillor P Boorman declared his membership of East Sussex County Council regarding Item 6 on the Agenda but as he was not a member of that authority's Planning Committee he would take part in the debate on that application

Councillor R Honeyman declared a non-pecuniary interest in LW/17/0838 and did not speak or vote on that application. He also declared that he would not vote on Item 6.

Councillor A Latham declared a non-pecuniary interest in LW/17/0818 and did not speak or vote on that application.

P 59/12/17 Public Participation

Geoff King of Marine Drive Bishopstone drew the Committee's attention to the public notice of an application to Lewes District Council by Medipower for a permit to operate a small medical waste incinerator at Unit A East Quay Newhaven Harbour. Mr King was concerned that this could cause hazardous pollution in the Bishopstone area due to the prevailing south-west winds. The Planning Officer informed the Committee he would investigate the application and report back at the next meeting. The consultation period expires on 9th January 2018.

Jim Skinner of the Friends of Tidemills was concerned that the Medipower application was not just a Newhaven matter. It could generate extra traffic on Seaford roads.

Roger Tonge-local resident, congratulated the Town Council on a successful Xmas Magic event but drew attention to the fact that the development site at Talland Parade was still a 'disgusting carbuncle' which had been there for six years and that action to get rid of it was long overdue.

Barry Groves- local resident, was concerned about the scaffolding obstructing the pavement at the Talland Parade site which, combined with the excessive speed of some vehicles using Saxon Lane was causing a serious hazard. Also businesses in the area could not get access to their bins and dumped refuse was leading to rat problems. Business was suffering at the Office Bar.

MN

Mr Burns-local resident, wondered why nuisance action could not be taken in respect of the scaffolding and that part of the scaffolding was on County Council land

Jill Wilson-neighbouring resident, Had been shut out of the rear of her property by the scaffolding .She had no address to write to for the owners/developers and could not get a response from any phone calls. The plastic sheeting on the scaffolding was still causing a nuisance.

Councillor Latham explained to the complainants that several previous approaches to Lewes D.C officers regarding the problem had been unsuccessful and that members would now take the matter up with the District Council members.

Following the public participation session it was **PROPOSED** and **AGREED** that due to the number of members of the public attending for Items 6- Newhaven Harbour and Item 5-Avondale Hotel these items would be considered before Item 4 -Planning Applications

P/60/12/17 Proposed Development at Fisher's Wharf Newhaven Harbour

The Planning Officer drew attention to the recently posted objection from the South Downs National Park Authority which had not been referred to in the report to Committee. It was a very strong and significant objection based on the inadequacy of the Landscape and Visual Impact Assessment submitted with the application.

Geoff King, the principal objector and organiser of the petition of objection stated that the application, including the Environmental Impact Assessment were fundamentally flawed. The wrong sampling methods had been used in the report on wildlife habitats. The North Quay was a viable alternative berth for the proposed operations and should have been properly considered. The proposals contravened the Harbour Masterplan which promoted 'green and clean' uses to stand alongside the Rampion Wind Farm operations.

Jim Skinner, Friends of Tidemills, stated in objection that the development would threaten the unique amenity of the Tidemills area. It was attracting an increasing number of residents and tourists and was valuable to the local tourist economy. The Committee should take this into account when responding.

Mr Burns, local resident, urged the Committee to object. The objection from the SDNPA was particularly damning. The proposals would have a major effect on Seaford. They contravened the Saved Policies of the Local Plan and the height of the new concrete block plant would have a devastating visual impact on views of the coastline.

Ruth Rose, local resident, was a keen daily early morning swimmer at the beach at Tidemills. No one had mentioned the footpath diversion. This would cut off public land behind the East Quay and cause tidal drift and deposition of shingle which would threaten the use of the beach.

The Committee considered report 95/17 on this County Matter application LW/799/CM for the construction of plant and other facilities for the importation processing and transportation of aggregates including the construction of a concrete block-making plant for Bretts Aggregates Ltd.

It was **RESOLVED** to **OBJECT** to the application and to forward the following response to East Sussex County Council -

The Town Council supports the response made by the Newhaven Town Council and strongly objects to the application on the following grounds:-

LANDSCAPE AND VISUAL IMPACT

The proposed development and the concrete block making plant in particular will have a severe adverse visual impact on the sweep of the coastline from Seaford Head to Newhaven Fort this view is one of the major attractions of Seaford. This major intrusion into the coastline will also have a significant adverse impact on more distant views of the bay from the public viewpoints and public footpaths within the South Downs National Park, from the Vanguard Way coastal footpath as well as around the northern and eastern boundaries of the town and beyond. The Town Council is extremely concerned at the fact that the SDNPA has raised a strong objection to the application on the basis that the Landscape and Visual Impact Assessment(LVIA) submitted on behalf of the applicants is fundamentally flawed. The visual impact of the proposals on the area is a crucial issue. The views of the SDNPA must be given due weight and if, in its opinion, the LVIA is inadequate, it is difficult to see how the application can lawfully be approved in its current form. A key strategy for the Town of Seaford as supported by Seaford Community Partnership, Seaford Town Council, Seaford Chamber of Commerce, Lewes District Council and East Sussex County Council through Impact Seaford is to improve the local economy by attracting more tourism this visual intrusion will seriously damage this strategy which is for the benefit of the whole Town.

TIDEMILLS and EAST BEACH

The development will be seriously detrimental to the Tidemills area and the East Beach. Much of the area falls within the National Park. It is becoming increasingly valuable to the local tourist economy and recognised by residents and visitors for the quality of its unspoilt open space and the unique stretch of open accessible coastline. A very rare feature within Sussex coastline. The proximity of the works proposed at the East Quay are likely to interfere with the public's use and enjoyment of the area and could also interfere with the use of the beach through the movement and deposition of shingle.

WILDLIFE HABITATS

The Tidemills area is a designated Site of Nature Conservation Importance and as such should be protected from new development and pollution. The methods used assess the effect of the proposals on wildlife habitats in the area were flawed. The development will be seriously detrimental to these habitats and the general marine environment of the area.

ENVIRONMENTAL ISSUES

Dust and noise generated by the development is likely to have a detrimental effect on the Bishopstone area of Seaford due to the prevailing south-west winds.

NEWHAVEN HARBOUR PLAN

The development does not accord with the policies of the Harbour Masterplan aimed at introducing green and clean industries to work alongside the shore base of the Rampion Wind Farm.

P 61/12/17 Planning Application LW/17/0929- Avondale Hotel, Avondale Road

John Adams, local resident. The concerns over the previous application for the change of use of the property to a House in Multiple Occupation have not been overcome. His property will be overlooked. He supports its retention as a Hotel.,



Mr Moore, Agent. He referred to the fact that Peter Sharp, the District Council's Head of Policy and Regeneration had come out in support of the application. The applicant's revisions had overcome the concerns regarding overlooking and privacy. He was confident that the case officer could now recommend approval.

Members considered report 94/17 on this application LW/17/0929 for the change of use of the Avondale Hotel to a House in Multiple Occupation in 18 units for 30 residents.

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

That, having considered the supporting evidence on marketing and viability submitted with the application the Committee did not consider that the applicants had overcome the presumption in favour of the retention of accommodation in Core Policy 5(2) of the Joint Core Strategy 2016. The need to retain and expand tourist accommodation is identified in the town's Draft Neighbourhood Plan as a key strategic objective and it was considered therefore that, irrespective of the need for emergency accommodation for the homeless, this change of use could not be supported.

There were also concerns regarding the overlooking of and loss of privacy to residents of properties at the rear of the Hotel and the effect of the intensity of the residential use on the amenities of the area.

P 62/12/17 Planning Applications

Planning Applications for week ending 10th November 2017

Seaford
LW/17/0803

1 Vale Close
Planning Application- Erection of a four-bedroom dwelling

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

Seaford
LW/17/0818

28 Chyngton Way
Planning Application- Single storey rear extension

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

Seaford
LW/17/0838

9 Valley Drive
Planning Application- Single storey side extension, rear conservatory, loft conversion and alterations to front driveway

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

Seaford
LW/17/0937

25 Blatchington Hill
Planning Application- Proposed single storey rear extensions

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

Planning Applications for week ending 17th November 2017

Seaford **45 Steyne Road**
LW/17/0907 Listed Building Consent Application- Removal of existing reproduction fireplace surround and hearth, installation of slate hearth, tile surround, wood burning stove and chimney liner

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

Planning Applications for week ending 24th November 2017

Seaford **34 Salisbury Road**
LW/17/0963 Planning Application- Single storey rear extension with raised terrace and steps

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

That the proposed extension would have an unacceptable impact on the amenities of the neighbouring property no 36 through loss of natural light to the rear and, through its size, design, and intrusion into the rear garden, would be out of character with other properties in the area.

SDNPA Planning Applications for week ending 14th November 2017

Seaford **New Barn, Silver Lane, Bishopstone Village**
SDNP/17/05331 Listed Building Consent Application- Conversion of the garages in the southern byre of the existing listed barn to swimming pool and plant room

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

P 63/12/17 Seaford Parking Review – Initial Consultation

Members considered report 98/17 on proposals from East Sussex County Council for the Introduction of a residents' parking permit scheme for the Belgrave Road area

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

1. The introduction of restrictions would only move existing parking problems to the roads around the boundary of the area
2. It would be an unfair financial burden on existing residents especially those who need regular visits e.g from carers
3. The current problem could be caused by contractors working on the site of Martello Place so may be only temporary
4. The restrictions could prejudice the implementation of the Dane Valley project, a strategic objective of the Seaford Neighbourhood Plan




P 64/12/17 Update Report

Members considered report 96/17 informing the Committee of Lewes District Council's Decisions on previous planning applications

It was **RESOLVED** :-

1. To **NOTE** the report
2. That representations be sent to the Planning Inspectorate in support of the appeal re Unit 3 Cradle Hill Industrial Estate (James Waste)

The meeting closed at 8.50 pm.



25/1/18.

Councillor R Honeyman
Chairman