



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 1st November 2018** commencing at **7.00 p.m.**

Present:

Councillors, L Wallraven (Chairman) R Honeyman (Deputy Chairman) D Argent L Freeman
N Freeman T Goodman J Lord and P Lower
Geoff Johnson - Planning Officer
5 members of the public present

P 56/11/18 Apologies for Absence and Declaration of Substitute Members

Apologies were received from the Councillors J Elton and A Latham.

Councillor T Goodman was substituting for Councillor J Elton

P 57/11/18 Disclosure of Interests

Councillor L Wallraven declared a non-pecuniary interest as a member of the Lewes District Council's Planning Applications Committee and did not speak or vote on any item.

P 58/11/18 Public Participation

None

P 59/11/18 Planning Applications

Planning Applications Week commencing 7th October 2018

Seaford
LW/18/0724

Lions Cottage Lions Place

Planning Application – Demolition of timber garage and erection of side and front extensions to existing garage to form home/office studio

It was **RESOLVED** to **SUPPORT** the application with the proviso that a condition should be imposed on any consent granted to ensure that the use of the proposed studio should remain subservient to the main dwelling and that it should not be used as a separate dwelling

Seaford
LW/18/0756

The Buckle Marine Parade

Planning Application- Altered front glazing, front balcony over ground floor structure together with the removal of two conservatories and replacement of one with a glass cube-type structure

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

Planning Applications Week commencing 15th October 2018

Seaford
LW/18/0587

6 Church Street
Retrospective Application – Retention of gate

A local resident requested the Committee to object the application on the grounds that the wooden gate was completely out of character with the Town Centre Conservation Area. His letter of objection was circulated.

It was **RESOLVED** to **OBJECT** to the application. Although the Committee acknowledged the need for the Charity Shop to prevent the ‘dumping’ of donations outside the shop door, the wooden gate was considered to be out of character with and detrimental to the surrounding Conservation Area

Seaford
LW/18/0752

40 Belgrave Crescent
Planning Application – Two storey extension to form additional bedroom and enlarged lounge. Single storey rear extension to form kitchen/family room. Single storey extension to fill space between rear of garden and kitchen to form a new shower room and improved access to garage

It was **RESOLVED** to **SUPPORT** the application. Although it was a large scale development the size of the plot and the siting of the proposed extensions should ensure that the amenities of neighbouring residents and the character of the area would not be adversely affected

Tree Works Application

Seaford
TW/18/0072/TPO

6 Seagrove Way
Tree Works – Fell diseased Sycamore (T1) and prune Hawthorn T2

It was reported that this application had been approved by Lewes District Council prior to the Committee meeting

NOTED

P60/11/18 Lewes Local Plan Part 2 – Consultation on Submission Draft

It was **RESOLVED** that Standing Orders be **SUSPENDED** to allow free discussion with members of the public who has attended to speak on this item

A local resident urged the Committee to object to policy E1 in the Plan which allocated a large brownfield/greenfield site on the eastern edge of Newhaven port for employment development. Development on the site would encroach on to the beach area and within a short distance of Tidemills and the National Park boundary. It would have a severe impact on views across the Bay to Newhaven

from Bishopstone and Seaford seafront. An important wildlife conservation area and tourist destination would be threatened. The policy was not 'sustainable'.

A second resident objected that the plan for the area within this policy was slapdash. It did not take into account development which had already been carried out within the area and the boundaries of the policy area were arbitrary.

A third resident representing 'The Friends of Tidemills' argued that Tidemills should be defended at all costs. It was an important economic asset shared by both Seaford and Newhaven. Its importance has been enhanced by the designation of the National Park. The proposed Port Access Road should form the boundary for development within the E1 policy area. This would ensure that Tidemills and the National Park would be protected and the interests and amenities of Seaford would be retained.

It was **RESOLVED** that Standing Orders be **REINSTATED**

Members considered report 121/18 on the draft Local Plan.

It was **RESOLVED** to **OBJECT** to Policy E1 in the Plan on the following grounds:-

That development on the land in the policy area, by encroaching on to the beach and close to Tidemills and the South Downs National Park would have a serious adverse impact on views across the area to Newhaven from Bishopstone and Seaford seafront

The proposed Port Access road which was not shown in the plan of the policy area should form the eastern boundary of any new development to ensure the conservation of the Tidemills and beach area which deserved the highest level of protection

The policy was not sustainable in its present form and not consistent with policies in the National Planning Policy Statement aimed at protecting areas of high amenity value

P 61/11/18 . Cutting of Highway Verges

Members considered report 123/18 on the proposals from ESCC for the cutting of highway verges in the summer of 2019. The Town Council had been offered two 'free' cuts (in June and September) with the alternative option of a financial contribution of £6715.00 in lieu of the cuts to enable the Town Council to make its own arrangements with its contractor.

At the meeting on 11th October the Planning Officer had been requested to obtain informal quotations from contractors for the cost of additional cuts. It was reported that the quotations received indicated that the unit costs of each cut would be significantly higher than the costs of the ESCC cuts

It was **RESOLVED** to accept the two 'free cuts' option from ESCC for Summer 2019

P/62/11/18 Update Report

Members considered report 122/18 updating the Committee on decisions taken by Lewes D.C since the last meeting.

It was **RESOLVED** that the report be **NOTED**

The meeting closed at 8.02 pm.

Councillor L Wallraven
Chairman