



Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 16th May 2024

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG at 7.00pm.

Present:

Councillors L Wallraven (Chair), L Boorman (Vice Chair), R Buchanan, R Clay, O Honeyman, R Honeyman and J Lord.

Geoff Johnson, Planning Officer

Isabelle Moulard, Assistant Town Clerk

There were 4 members of the public in attendance.

P01/05/24 Apologies for Absence

There were no apologies for absence.

P02/05/24 Disclosure of Interests

Councillor J Lord declared that as he knew the Applicant's Agent for application LW/24/0271 he would not speak or vote on that application.

P03/05/24 Public Participation

There was no public participation.

P04/05/24 Planning Applications

Lewes District Council Planning Applications received in week commencing Monday 15th April 2024

LW/24/0272 & 0273 – (Planning and Listed Building Consent) – 15-17 High St. -

Conversion of property to single dwelling.

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

LW/24/0239 – Burdyke Lodge, Southdown Road - Change of use of care home C2 to

9no. flats C3 including demolition of side pantry, front detached office and alterations to fenestration.

Speaker	Statement
<i>District Councillor</i>	<i>Objected to the application on grounds that the lack of parking provision would cause problems for residents in Corsica Road and Southdown Road. There had been 10 objections to the application. It was naïve for the applicant to expect the occupants to rely on bike transport</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident A</i>	<i>The Agent's address to the Committee had been circulated to all members before the meeting. He explained the details of the scheme under the headings Principle of Development, Design, Quality of Accommodation, Neighbouring Amenities and Impact on the Highway. He submitted that the surrounding highways could absorb any additional parking and that to provide onsite parking would compromise the quality and outlook of the proposed accommodation.</i>
Town Council Response	Thanked the resident for their contribution.

It was **RESOLVED** to **OBJECT** to the application for the following reasons :-

The Committee supported the principle of conversion to general residential use and considered that the proposed flats would be a useful addition to housing stock. However, given the distance to the Town Centre, it did not consider that the location of the property was sufficiently sustainable to justify the lack of any provision for car parking in the scheme. Reliance on the current limited capacity for on-road parking in Southdown Road and Corsica Road would be seriously detrimental to the amenities of residents in the area. The scheme should therefore be amended to provide some provision for residents' parking on-site, including disabled parking.

(three members of the public exited the meeting)

LW/24/0248 – 90 Claremont Road - 2no. studio flats and replacement single-storey extension to comprise 2no. 1 bedroom flats, with provision of refuse storage and 2no. cycle storage units.

It was **RESOLVED** to **SUPPORT** the application. There was concern however at the complaints from neighbouring residents that they had not been notified of the two previous applications dealt with in 2023. The Committee requested that these complaints should be fully investigated by the District Council.

Lewes District Council Planning Applications received in week commencing Monday 22nd April 2024

LW/24/0295 – 31 Alfriston Road - Conversion of existing garden cabin into a habitable space.

It was **RESOLVED** to **SUPPORT** the application **SUBJECT** to the imposition of a condition restricting the use of the outbuilding to members of the immediate family of the owner of the main property and not for any separate residential occupation independent of the main property.

LW/24/0307 - 6, 11, 15 17, 18, 23, 21, 39, 41, 55 And 57 Maple Fields - Amendment to the Principal Agreement by way of Deed of Variation to allow staircasing to 100% and to allow for dwellings that have staircased to 100% to take free from the affordable housing provisions.

It was **RESOLVED** to **SUPPORT** the application in principle. It was considered however that the variation should allow for some element of affordability to be retained in the scheme and that sale of the properties where the occupier had 'staircased' to 100% ownership should be restricted to 'first time buyers' i.e purchasers who had not owned a property in the previous five years and at an affordable purchase price of 80% of the market value.

LW/24/0305 – Flat 1, 34 Southdown Road - Convert front window into french doors and add modular ramp for direct access to flat.

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

LW/24/0024 - 23 Bishopstone Road, Bishopstone - Single storey rear extension and conversion of garage into habitable living space.

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

Lewes District Council Planning Applications received in week commencing Monday 29th April 2024

LW/24/0319 - 6 Chyngton Way- Installation of cladding, addition of 3no. skylights and alterations to fenestration to existing single storey building at the rear.

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

LW/24/0298 – 13 Hillside Avenue - Single storey rear extension to replace existing conservatory, hip to gable roof extension with creation of 2no. side dormers, and addition of 3no. rooflights to existing roof.

It was **RESOLVED** to **OBJECT** the application on the grounds that given the current modest size and character of the property, the provision of the proposed side dormers would make the property too bulky and have a generally unacceptable impact on its character and appearance and on the street scene, contrary to policy DM 25 of the Lewes Local Plan.

The replacement of the conservatory with the proposed rear extension was **SUPPORTED**.

Lewes District Council Planning Applications received in week commencing Monday 6th May 2024

LW/24/0271 – 2 Chyngton Avenue - Roof conversion including addition of 2no. dormers at side elevations, 1no. Juliet balcony at the rear and 1no. rooflight to front.

It was **RESOLVED to OBJECT** the application on the grounds that given the modest size and character of the property, the provision of the proposed large side dormers would make the property too bulky and have a generally unacceptable impact on its character and appearance and on the street scene, contrary to policy DM 25 of the Lewes Local Plan.

LW/24/0330 – 17 Pelham Place, Pelham Road - Application under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA - to determine if prior approval is required for change of use from first floor office to a residential flat - Resubmission of approval **LW/24/0034**.

It was **RESOLVED** that prior approval should not be required in this case.

Tree Works Applications

TW/24/0045/TPO – 3 Seafeld Close - T1 Sycamore - Height reduction of approx. 12m and removal of lower branches

The Committee was concerned at the extent of the proposed 12m reduction in the height of the tree. If the work was to be carried out during the current growing season it would potentially cause serious harm to the tree. The work should be phased so that current work should be restricted to removing lower branches up to seven metres and any coppicing of higher branches delayed to the autumn in order to preserve the health of the tree and avoid the nesting season.

Members also referred to the lack of any helpful supporting information with the application. It was **RESOLVED** that these comments should be forwarded to the District Council.

**P05/05/24 Lewes District Council – Designation Under s.62A of the
Town and Country Planning Act 1990**

The Committee considered report 14/24 on the Government's decision on Wednesday 8th May 2024 to designate Lewes District Council under s.62A of the Town and Country Planning Act 1990.

It was **RESOLVED** to **NOTE** the contents of the report.

P06/05/24 Update Report

The Committee considered report 13/24 on the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee.

It was **RESOLVED** to **NOTE** the contents of the report.

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The Chair informed the Committee that this was the last meeting which the Planning Officer, Geoff Johnson would attend prior to his retirement on 31st May. The members thanked the officer for his contribution to the work of the Committee and the Town Council since his appointment in September 2016.

The meeting closed at 8.45 pm.

Councillor L Wallraven

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Chair of Planning & Highways Committee