



Seaford Town Council Planning & Highways Agenda – Thursday 28th November 2024

To the Members of the Planning & Highways Committee

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

A meeting of the **Planning & Highways Committee** will be held at the **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 28th November 2024** at **7.00pm**, which you are summoned to attend.

A handwritten signature in blue ink, appearing to be 'SQ'.

Steve Quayle

Interim Town Clerk

20th November 2024

- **Public attendance at this meeting will be limited due to the size of the meeting, so public will need to register to guarantee a place**
- **The meeting will be video recorded and uploaded to the Town Council's YouTube channel after the meeting**
- **See the end of the agenda for further details of public access and participation**

AGENDA

1. Apologies for Absence

To consider apologies for absence.

2. Disclosure of Interests

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

3. Public Participation

To deal with any questions, or brief representations, from members of the public in accordance with relevant legislation and Seaford Town Council Policy.

In accordance with Town Council policy, members of the public wishing to speak on individual planning applications may do so immediately before each planning application.

4. Planning Applications – For Comment

The planning and/or tree works applications for the Committee to consider and comment on as a statutory consultee are as follows:

Planning Applications received in week commencing Monday 21st October 2024

LW/24/0622 - **4 Lindfield Avenue** - Single storey front porch extension for Ms J Jackson.

LW/24/0589 - **23 Bromley Road** - Single storey side extension and a front porch with fenestration alterations for Mr N Hardy.

Planning Applications received in week commencing Monday 28th October 2024

LW/24/0613 - **39 Blatchington Hill** - Installation of 1no. air-source heat pump at rear/side elevation for P Warren.

LW/24/0617 - **3-5 Clinton Place** - Conversion of existing ground floor premises into three retail units together with alterations to form shop fronts for Mr Y Kuszer.

LW/24/0650 - **65 Upper Belgrave Road** - Variation of Condition 1 (Plans) in relation to approval LW/23/0478 to increase height of rear dormer and ridge by 12.5cm to accommodate the 2.0m headroom required by Building Control for Mr M Sheppard.

Note – The Committee objected to LW/23/0478 on the ground that the height of the dormer exceeded the ridge line of the host property, and its bulk and over-dominance would adversely affect the character of the property.

LW/24/0665 - **44 Broad Street** - Proposed new shopfront construction and installation of 2 AC condenser units to rear for Specsavers.

LW/24/0686 - **36 Chyngton Gardens** - Single storey front/side infill extension with replacement of existing garage, addition of 2no. side dormers and alterations to existing fenestration including addition of 1no. front Juliet balcony and 1no. rear window for T & E Miller.

Planning Applications received in week commencing Monday 4th November 2024

LW/24/0599 - **1 The Croft, Chyngton Lane** - Single storey north side extension and replace existing front porch and detached side garage for Mr S Kemsley.

LW/24/0658 - 35 Connaught Road - Replace rear conservatory with single storey extension, add a rear dormer and enlarge existing side dormer and fenestration alterations for A Raine.

LW/24/0683 - 129 North Way - Replacement of existing conservatory with single storey rear extension and alterations to fenestration at side elevation for Mr L Buda.

LW/24/0697 - 1 Vicarage Close - Single storey side extension for Mr & Mrs Gill.

Tree Works Applications

TW/24/0114/TPO - Robin Post 17 Firle Road - T13 - Ash - Fell due to Ash Dieback for Mrs M Crawley.

TW/24/0113/TPO - 28 Willow Drive - T3 - Sycamore - Crown reduction by 3m, T4 - Sycamore - Crown reduction by 3m, T6 - Sycamore - Fell and re-plant like for like for Mr P Mason

TW/24/0118/TPO - 14 Manor Road North - T1 - Sycamore - reduce crown by a third (or as advised) - required for health of tree and to avoid overhang into adjacent properties for Mr A Henderson.

5. Update Report

To consider report 134/24 on the Lewes District Council decisions received since the last meeting on applications previously considered by the Committee (pages 6 to 8).

AGENDA NOTES

For further information about items on this Agenda please contact:

Steve Quayle, Interim Town Clerk, 37 Church Street, Seaford, East Sussex, BN25 1HG

Email: meetings@seafordtowncouncil.gov.uk

Telephone: 01323 894 870

Circulation:

All Town Councillors and registered email recipients.

Public Access:

Members of the public looking to access this meeting will be able to do so by:

1. Attending the meeting in person.

The Town Council asks that you contact meetings@seafordtowncouncil.gov.uk or 01323 894 870 to register your interest in attending at least 24 hours before the meeting.

Spaces will be assigned on a first come, first served basis.

Please note that if you don't register and just attempt to turn up at the meeting, this could result in you not being able to attend if there is no space.

OR

2. Watching the recording of the meeting on the [Town Council's YouTube channel](#) , which will be uploaded after the meeting has taken place.

Public Access to the Venue:

If you are attending the meeting in person, please arrive for 6.45pm where you will be shown into the meeting for a 7.00pm start.

Please note that the front door of the building will be locked at 7.00pm and remain locked during the meeting for security reasons. As such, if you arrive after this time, you will not be able to access the meeting.

When members of the public are looking to leave, they must be escorted out of the building by a Town Council officer. There is also a signposted back door which can be exited through if required.

Public Participation:

Members of the public looking to participate in the public participation section of the meeting must do so in person, by making a verbal statement during the public participation section of the meeting.

Below are some key points for public participation in the meeting:

1. Your statement should be regarding business on the agenda for that meeting.
2. You will only be able to speak at a certain point of the meeting; the Chair of the meeting will indicate when this is.
3. You do not have to state your name if you don't want to.
4. If you are unsure of when best to speak, either query this with an officer/councillor ahead of the meeting or raise your hand during the public participation item of the meeting and ask the Chair – they will always be happy to advise.
5. When the Chair has indicated that it is the part of the meeting that allows public participation, raise your hand and the Chair will invite you to speak in order.
6. Statements by members of the public are limited to four minutes and you don't automatically have the right to reply. The Chair may have to cut you short if you overrun on time or try to speak out of turn – this is just to ensure the meeting stays on track.
7. Where required, the Town Council will try to provide a response to your statement but if it is unable to do so at the meeting, may respond in writing following the meeting.
8. Members of the public should not speak at other points of the meeting.
9. A summarised version of your statement, but no personal details, will be recorded in the minutes of the meeting.

Public Comments

Members of the public looking to submit comments on any item of business on the agenda can do so in writing ahead of the meeting and this will be circulated to all committee members. Comments can be submitted by email to planning@seafordtowncouncil.gov.uk or by post to the Town Council offices.

Health & Safety Measures:

While Covid restrictions are no longer mandated the Town Council wishes to stay vigilant and mindful of the health and safety of its meeting participants by upholding the requirement that you should not attend the meeting if you are displaying any Covid-19 symptoms (or have tested positive) as identified on the [NHS website](#) or symptoms of any similarly contagious illness.



Report No:	134/24
Agenda Item No:	4
Committee:	Planning & Highways
Date:	28 th November 2024
Title:	Update Report
By:	Isabelle Mouland, Assistant Town Clerk
Purpose of Report:	To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee

Recommendations
<p>The Committee is recommended:</p> <p>1.To note the report and the decisions set out in the Schedule.</p>

1. Information

- 1.1 The attached schedule lists the decisions taken by Lewes District Council since the last Committee meeting on applications previously considered by the Committee.

2. Financial Appraisal

- 2.1 There are no direct financial implications of this report.

3. Contact Officer

- 3.1 The Contact Officer for this report is Isabelle Mouland, Assistant Town Clerk.

Report 134/24 Appendix A

Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 7th November 2024

Approvals – No Objections from Seaford Town Council

LW/24/0307 - 6, 11, 15 17, 18, 23, 21, 39, 41, 55 And 57 Maple Fields - Amendment to the Principal Agreement of planning permission LW/04/1067 by way of Deed of Variation to allow the staircasing to 100% market housing of only 11 shared ownership homes.

LW/24/0548 - Rodmell House, Rodmell Road - New outbuilding.

LW/24/0603 - 18 Clinton Place - Installation of 1no. internally illuminated wall-mounted advertising billboard.

Note – The Town Council submitted a request for illuminated hours to be restricted and LDC has responded that a time restriction is not considered to be reasonable for the proposal, where the sign would be in an already illuminated environment and does not directly face towards neighbouring windows. In addition to this, there is a condition which restricts the level of illuminance.

Approvals - Objection from Seaford Town Council

LW/24/0493 - 8 Jubilee Gardens - Demolition of an existing detached shed and greenhouse base at the side elevation and replacement with a single-storey detached outbuilding.

Seaford Town Council's grounds for objection: Due to the negative impact on the character and appearance of the street scene, contrary to policy DM 25 of the Lewes Local Plan, and in line with GB06 of the Seaford Neighbourhood Plan which states that an outbuilding should be as far away from the house as possible to stop it from overshadowing adjoining houses and gardens or appearing overbearing; Detached outbuildings sited very close to the house should not be allowed.

Reasons for approval: It is considered that the design of the proposals is in accordance with Policy DM25 and Policy DM29 of the Lewes District Local Plan Part 2 and policy CP11 of the Lewes District Joint Core Strategy, and the Seaford Neighbourhood Plan.

Refusals – No Objection from Seaford Town Council – None

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Appeals

No further updates on **APP/P1425/D/24/3347371 – 72 Katherine Way**, or
APP/P1425/D/24/3350061 – Fieldings, 18 Firle Road

Withdrawn Applications – None

Tree Works Applications

TW/24/0090/TPO - Flat 1 Hamilton House Belgrave Road - T1 - Sycamore -
repollard to old pollarding points – *Approved*

SDNP/24/03982/TCA - 137 Gratton Lane Bishopstone Village - T1 - Walnut -
crown lift over roadway to 5.5 metres above ground level, T2 - Ash - crown lift over
roadway to 5.5 metres above ground level and prune back by 2.5-3.0 metres from
electricity and BT cables, remove 1 No. branch at rear, T3 - Walnut - crown lift over
roadway to 5.5 metres above ground level and prune back to 2.5-3.0 metres from
electricity and BT cables, T4 - Ash - crown lift over roadway to 5.5 metres above
ground level and prune back to 2.5-3.0 metres from electricity and BT cables, T5, T6,
T7 & T8 - Sycamores - crown lift over roadway to 5.5 metres above ground level and
prune back to 2.5-3.0 metres from electricity and BT cables – *Approved*

TW/24/0100/TCA - 1 Alces Place, Firle Road - T1 - Field Maple - Reduce by 1.5m
T2 - Hawthorn- Reduction by 1m T3 - Crab Apple - Reduction by 1m – *Approved*

Approved Road Closures

Remembrance Sunday, various roads surrounding Seaford War Memorial – 10th
November 2024, 10.30am – 11.30am

Seaford Christmas Magic Lantern Parade, various roads along route from
Mercread Road to Broad Street – 30th November 2024, 4.30pm – 6pm

Seaford Street Markets, Church Street – Saturday mornings fortnightly from 8th
February 2025 to 13th December 2025, 7am – 6pm