



Seaford Town Council

To the Members of the Planning and Highways Committee

A meeting of the **Planning and Highways Committee** will be held at the **Council Chambers, 37 Church Street, Seaford** on **Thursday 1st November 2018** at **7.00 p.m.** which you are summoned to attend

James Corrigan
Town Clerk
25th October 2018

AGENDA

1. 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

In accordance with Standing Order 3 and Seaford Town Council Policy members of the public will be entitled to speak on general issues concerning this Committee on non-planning application matters at this point. People wishing to speak on planning applications may do so immediately before each planning application.

4. 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 the existing garage to form home/office studio

Seaford
LW/18/0756

The Buckle Marine Parade
Planning Application- Altered front glazing, front balcony over lower

ground floor structure together with removal of two conservatories and replacement of one with a glass cube type structure

Planning Applications Week commencing 15th October 2018

Seaford **6 Church Street**
LW/18/0587 Retrospective Application for retention of gate for Age Concern

Seaford **40 Belgrave Crescent**
LW/18/0752 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 for Mr N Mason

Tree Works Application

Seaford **6 Seagrove Way**
TW/0072/TPO Works on Trees in Conservation Area – Fell Sycamore (T1) which is diseased and in danger of falling and pruning of T2- Hawthorn

5. Lewes Local Plan Part 2 -Submission Draft

To consider the report of the Planning Officer (121/18)

6. Cutting of Highway Verges

To consider the report of the Planning Officer (123/18)

7. Update Report

To consider report 122/18 of the Planning Officer on decisions taken by Lewes D.C on applications previously considered by this Committee

Circulation:

Committee: Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman). Councillors D Argent, L Freeman, N Freeman, J Elton, A Latham. J Lord and P Lower.

For Information: Councillors S Adeniji, P Boorman, M Brown, D Burchett, B Burfield, T Goodman, R Hayder, O Honeyman, M Wearmouth, B Webb and C White.



Seaford Town Council

Report 121/18

Agenda Item No: 5
Committee: Planning & Highways Committee
Date: 1st November 2018
Title: Lewes District Local Plan Part 2
By: Geoff Johnson Planning Officer
Purpose of Report: To inform the Committee of the publication of the Lewes Local Plan Part 2

Recommendations

You are recommended:

- 1. To respond to the District Council with any comments on the provisions of the submission draft Local Plan**
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1. Information

The pre-submission draft of Part 2 of the new Lewes Local Plan has been published and made available for public consultation.

Consultation closes on 5th November 2018.

The plan can be found through a link to the consultation page on the District Council's website i.e :-

<http://planningpolicyconsult.lewes-eastbourne.gov.uk/consult.ti>

2. The Plan provisions

As the website confirms, Part 2 of the Local Plan covers Site Allocations and Development Management policies

The Plan will allocate land for housing, including Gypsy and traveller pitches, and employment. It will also set out detailed planning policies to guide development and change in the period to 2030. When adopted by the Council, these new policies will replace most of the remaining 'saved' policies of the Lewes District Local Plan 2003.

The allocation of land within Seaford is being dealt with through the Seaford Neighbourhood Plan and sites within the South Downs National Park will be dealt with by the SDNPA's Local Plan; however the Submission Draft of the Plan is still of significant interest.

Proposals to allocate a large site for employment uses at East Quay Newhaven have already raised concerns in Newhaven and the western area of Seaford. The details, in policy E1 and the accompanying text, are attached.

The concerns are that the site incorporates a significant 'green' area stretching towards Tidemills and its development will inevitably have an adverse impact on the immediate area and on views across to Newhaven from Bishopstone. A large section of the northern boundary of the E1 site adjoins the National Park boundary. The policy specifies that visual impact on the landscape and beauty of the SDNP should be 'minimised' but this may not be sufficient to ensure effective protection to this sensitive and nationally important area.

The view expressed at Newhaven Town Council's meeting on the Plan was that there should be no development east of the proposed port access road in order to prevent the site evolving into an industrial estate. The site should be designated as an open space or even a village green. It was in a very prominent position and any development on it would be highly visible across the bay.

Further information on Newhaven T.C 's response to the Plan will be available at the meeting

3. The Plan programme


Following the end of the consultation period and considerations of any further responses the Plan will be submitted to the Secretary of State. An Inspector will then be appointed to deal with the formal Examination of the Plan with a view to adoption of the plan.

The published timetable provides for the formal submission of the plan in Winter 2108/19, the Examination in Spring/Summer 2019, the publication of the Inspector's report in late Summer 2019 and adoption in Autumn 2019. These dates are estimates and some slippage is possible/likely

4. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer

Planning Officer



- 3.9. The EZ is a partnership venture between the District Council and the Coast to Capital Local Enterprise Partnership. Over the next 25 years, it is anticipated that the EZ will act as catalyst to deliver 55,000 sq.m. of new employment floorspace and the refurbishment of some 15,000 sq.m. of existing employment premises. This investment will create new business opportunities and encourage further growth and investment in the town.
- 3.10. Also in Newhaven, an Article 4 Direction will take effect in November 2018, withdrawing permitted development rights for changes of use from offices or light industrial to residential. This action has been taken by the District Council to support Core Policy 4 (*Economic Development and Regeneration*) in terms of safeguarding existing employment sites from other competing uses so as to avoid a lack of supply or choice of premises becoming a barrier to business investment and the continued economic growth of the district.

Land at East Quay, Newhaven Port

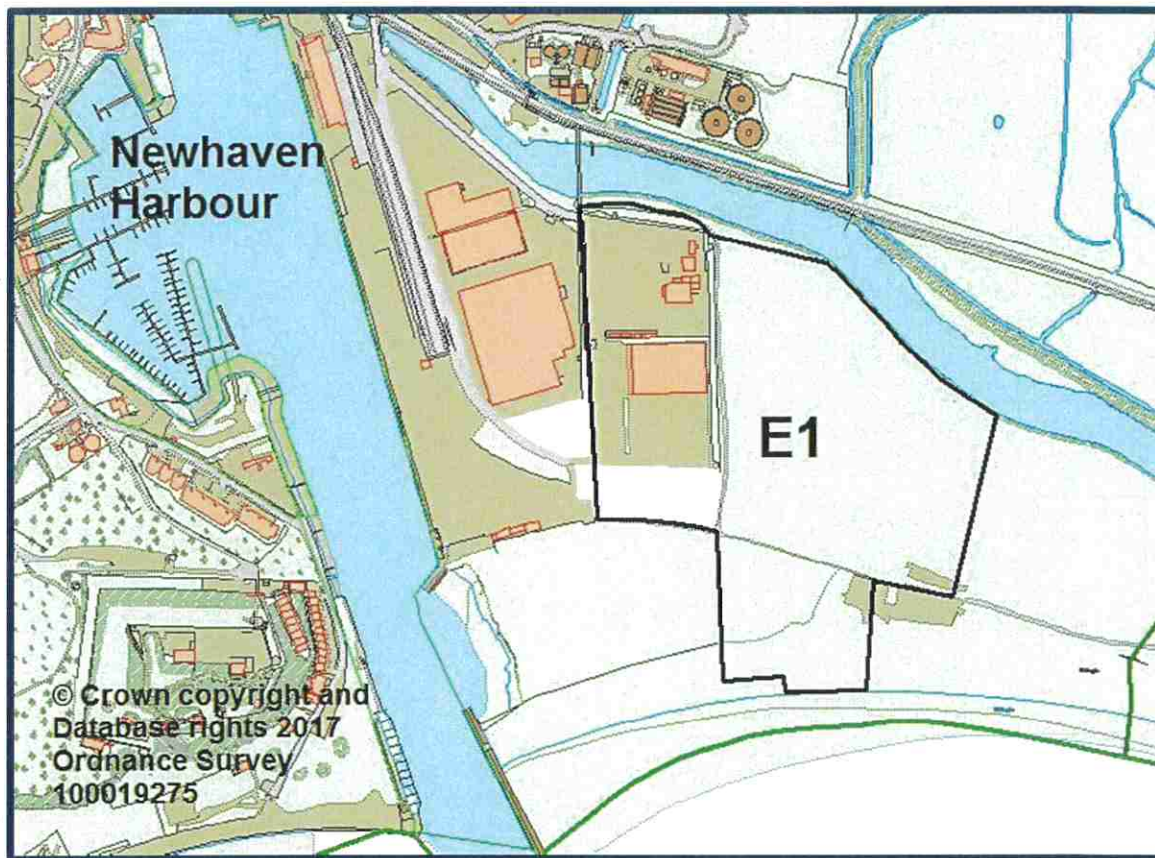
- 3.11. Newhaven is a relatively small port but provides important maritime links to mainland Europe. It also plays a vital role in the operation and maintenance of the Rampion offshore wind farm, which is located 13km of the Sussex coast, and the importation of marine aggregates. Its wharves and railheads are safeguarded for the existing and future mineral imports and processing by the East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Policy WMP15) and the Waste and Minerals Sites Plan (Policy SP2).
- 3.12. The port is owned and operated by Newhaven Port and Properties (NPP), who published a masterplan in 2012 to provide a strategic framework for the development of the port over the next 20-30 years. Lewes District Council, East Sussex County Council and Newhaven Town Council have agreed to work with NPP to achieve the implementation of this masterplan in recognition that Newhaven needs a higher level of economic activity in order for both the town and the port to have a sustainable future.
- 3.13. In 2016, NPP were granted planning permission for the expansion of the existing working port area, including the refurbishment of the existing multi-purpose berth at East Quay, the construction of a new berth and slip way to the south, and new space for associated offices, warehouses and workshops. It is anticipated this development will allow the port to remain competitive by offering modern facilities to future investors and customers and allowing the port to accommodate larger vessels should the opportunity arise.

- 3.14. The further expansion and enhancement of Newhaven Port is supported by Core Policy 4 (*Economic Development and Regeneration*) of the adopted Local Plan Part 1 in order to help revitalise the economy of the coastal area. An extensive area of largely undeveloped land in the ownership of NPP exists to the north-east of the proposed port expansion and new berth and slipway and this area is considered suitable for the future expansion of port-related activities.
- 3.15. Much of this area was previously allocated in Policy NH20 of the Lewes District Local Plan 2003. However, development of this site has previously been constrained by its poor vehicular access, which is currently via Railway Road and Beach Road. The construction of the final section of the new Newhaven Port access road is anticipated to unlock capacity for new employment space in this part of Newhaven and significantly enhance the development potential of the site.
- 3.16. The first phase of the Newhaven Port access road was completed in 2015, with the construction of the final phase due to be completed by 2020. The new road will then carry traffic by a bridge over the Newhaven to Seaford railway line and Mill Creek, providing a direct vehicular access from the A259 to both the allocated employment site and the remainder of the port land.
- 3.17. The viability of employment development on the site will be further enhanced through the current investment in new flood defences in Newhaven by the Environment Agency and the two Local Enterprise Partnerships (Coast to Capital LEP and South East LEP). This flood alleviation scheme will provide a 1-in-200-year standard of protection for the town and the port, taking into account the effects of climate change, and is due to be completed by the autumn 2019.

Policy E1: Land at East Quay, Newhaven Port

Land at East Quay, as defined on the Policies Map, is allocated for employment uses associated with Newhaven Port. Employment development which is not associated with port-related activity will be permitted only where it can be demonstrated that such development would not undermine the operational use of the Port. All development proposals should ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised.

Figure 12 Land at East Quay employment site allocation



Land Adjacent to American Express Community Stadium, Village Way, Falmer

- 3.18. This site is adjacent to the American Express Community Stadium and is located within the boundaries of both Lewes District Council and Brighton & Hove City Council¹⁶. As a major sporting venue, the stadium is protected by Policy CP17 of the adopted Brighton & Hove City Plan Part 1. However, the allocated site provides an opportunity to enhance the stadium facilities by providing offices or health/ education uses associated with the stadium or with Sussex and Brighton Universities, whose campuses are located in close proximity. Development proposals for the site should not constrain the operation of the stadium as a major sporting venue.
- 3.19. Whilst the allocated site and the stadium are outside of the South Downs National Park, the stadium is visible in a significant number of key views from within the National Park itself. Any new development should therefore conserve and enhance the locality and overall setting of the stadium in order

¹⁶ The Brighton & Hove City Plan Part 2 is also proposing to allocate the part of the site within its administrative area for the uses set out in Policy E1.



Seaford Town Council

Report 123/18

Agenda Item No:	6
Committee:	Planning & Highways Committee
Date:	1st November 2018
Title:	Cutting of Highway Verges
By:	Geoff Johnson Planning Officer
Purpose of Report:	To follow up the decision taken by the Committee on 11th October to investigate the cost of additional cuts during the summer of 2019

Recommendations

You are recommended:

- 1. To consider the report and decide whether an allocation for additional verge cuts should be sought in the Council's budget for 2019/20**
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1. Information

At the last Committee meeting on 11th October members considered a report of the latest offer from East Sussex County Council regarding the cutting of highway verges. The offer was for two 'free' cuts but a payment of £13,000 for the full six cuts which had been provided up to the summer of 2017.

Alternatively, the Town Council could accept a payment from ESCC of £6715.00 to cover the two cuts and make its own arrangements for these cuts and any additional cuts required.

The Committee resolved to seek quotes for additional cuts. Quotes have been requested and the figures should be available at the meeting. It is likely that the cost of each cut will be close to the figure quoted by ESCC i.e. £3,340.00.

It is noted that whilst there was an initial flurry of complaints from residents due to the changes in the cuts once the dust had settled these become non-existent as the summer period continued. This seemed to be as a result of residents getting used to the change and either tolerating it or taking action themselves in areas near their properties. However, it is also recognised that the summer was unusually dry so the amount of growth was inhibited.

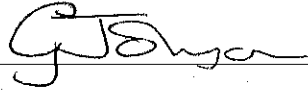
2. Financial Appraisal

Any 'bid' from the Committee for a budget allocation for additional cuts will have to be considered initially at the Community Services Committee meeting on 15th November 2018

3. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer

Planning Officer

A handwritten signature in black ink, appearing to read 'G Johnson', is written over a horizontal line.



Seaford Town Council

Report 122/18

Agenda Item No: 7
Committee: Planning & Highways Committee
Date: 1st November 2018
Title: Update Report
By: Geoff Johnson Planning Officer
Purpose of Report: To inform the Committee of LDC decisions

Recommendations

You are recommended:

1. To note the contents of the report.
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1. Information

- 1.1 Please see the attached list in Appendix A showing LDC decisions on previous applications put before this Committee, which is for reference only.

The decision notices for these applications can be found in the LDC Planning Decisions File placed in the Members' Room or via the Lewes Planning Portal www.lewes.gov.uk/planning/15501.asp.

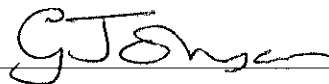
2. Financial Appraisal

There are no financial implications to the Council as a result of this report.

3. Contact Officer

The Contact Officer for this report is Geoff Johnson, Planning Officer

Planning Officer



APPENDIX A

**UPDATE REPORT 122/18 for PLANNING AND HIGHWAYS COMMITTEE- THURSDAY 1st
NOVEMBER 2018. ITEM 7**

DECISIONS MADE BY LEWES D.C SINCE THE LAST COMMITTEE MEETING.

APPROVED BY LDC-NO OBJECTION FROM STC

LW/18/0669 1 BLATCHINGTON CLOSE – Two storey rear extension (30/08)

**LW/18/0562 FLAT 2 BLATCHINGTON HILL FLATS - Replacement of windows and doors
with UPVC double glazing (20/09)**

LW/18/0596 28 DEAL AVENUE – Single storey conservatory extension (20/09)

**LW/18/0612 2 BROOKLYN ROAD – Change of use from educational workshop to
workshop/offices (30/08)**

LW/18/0532 3 THE CORNER HOUSE – Single storey rear extension (20/09)

APPROVED BY LDC – OBJECTION FROM STC

None

REFUSED BY LDC- NO OBJECTION FROM STC

LW/18/0499 30 DUKES CLOSE – Single storey side extension (30/08)

REFUSED BY LDC- OBJECTION FROM STC

None

Geoff Johnson
Planning Officer

25th October 2018