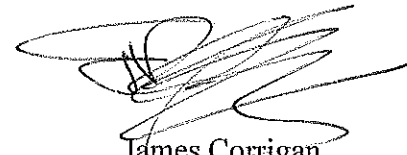




Seaford Town Council

To Members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held at the **Council Chamber, 37 Church Street, Seaford**, on **Thursday 3rd December 2015**, at **7.00pm**, which you are summoned to attend.


James Corrigan
Town Clerk
27th November 2015

1. Apologies for Absence and Declaration of Substitute Members

2. Disclosure of Interests

To deal with any disclosure by Members of any discloseable 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 ending 6th November 2015

To consider planning applications in respect of Seaford:

Seaford
LW/15/0857

Unit 3 Cradle Hill Industrial Estate Cradle Hill Road
Consultation by ESCC - Continued use of site as a waste transfer station involving demolition and replacement of existing works for East Sussex County Council (County Ref LW/754/CM)

Planning Applications week ending 13th November 2015

To consider planning applications in respect of Seaford:

Seaford
LW/15/0759

5 Bydown
Planning Application - Single storey side extension for Mr R Stevenson

Seaford **58 Upper Belgrave Road**
LW/15/0814 Planning Application - Erection of replacement front porch, single storey rear extension, rear extension at first floor level and two storey side extension for Mrs L Caplin

Planning Applications week ending 20th November 2015

To consider planning applications in respect of Seaford:

Seaford **11A Sutton Park Road**
LW/15/0657 Planning Application - Loft conversion over existing rear annexe for Mr W Eastwood

Seaford **25 Steyne Road**
LW/15/0798 &
LW/15/0920 Planning Application & Listed Building Consent Application - Internal remodelling of the basement of 25 Steyne Road to create a self-contained 1 bedroom flat, and the change of use and remodelling of a single storey dance studio (2a Church Street) within the grounds of 25 Steyne Road to create a self-contained 1 bedroom flat for Mr J Nash

Seaford **Allotment Gardens, Sutton Drove**
LW/15/0854 To replace existing rented chemical 'Port a Loo' with a disabled compost toilet for Seaford Allotment Leisure & Garden Society

Seaford **82 Beacon Drive**
LW/15/0871 Planning Application - Side and rear extension and addition of pitched roof to existing garage for Mr R Govus

Tree Works Applications

Seaford **18 Manor Road North**
TW/15/0100/TPO 2 x Sycamore – Re-pollard as part of ongoing pruning scheme

5. A259 Buckle Bypass Proposed 50mph Speed Limit Update Report

To consider report 114/15 informing the committee of East Sussex County Council's intention to take the proposals forward to the Public Advertisement Stage (pages 3 to 7).

6. Update Report

To note report 116/15 informing the Committee of Lewes District Council decisions on previous planning applications and road closure requests (pages 8 to 15).

Circulation:

Committee:

Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman).
Councillors D Argent, D Burchett, A Latham, M Lambert, P Lower, A McLean and L Worcester.

For information: Councillors S Adeniji, P Boorman, M Brown, B Burfield, C Campbell, R Chambers, L Freeman, R Hayder, O Honeyman, I Murray and D Silvey-Adam.



Seaford Town Council

Report 114/15

Agenda Item No:	5
Committee:	Planning & Highways Committee.
Date:	3rd December 2015
Title:	A259 Buckle Bypass Proposed 50mph Speed Limit Update Report
By:	Lucy Clark, Support Services Manager
Purpose of Report:	To inform the Committee of East Sussex County Council's intention to take the proposals forward to the public advertisement stage.

Recommendations

You are recommended:

- 1. To consider whether or not our previous response of reducing the speed limit further to 40mph be taken to the Lewes Planning Committee as a formal objection to the proposal.**
-

1. Information

- 1.1** At the Planning & Highways Committee Meeting held on 22nd October 2015, it was resolved to propose that the current proposal by East Sussex County Council (ESCC) to reduce the speed limit along the buckle bypass to 50mph be reduced even further to 40 mph and that the beginning of the new restriction be taken back beyond the Tide Mills junction.
- 1.2** A response has been received from ESCC's Senior Road Safety Officer acknowledging our request that a lower speed limit of 40mph be considered, however the type of measures that would be required to support a 40mph speed limit on this part of the A259 Buckle Bypass could not be justified at this time. The full explanation is attached in Appendix A.
- 1.3** ESCC have informed Seaford Town Council that it is now their intention to take the proposals forward to the public advertisement stage where members of the public will have 21 days to respond to the proposal. If objections that cannot be resolved are received, the next stage will be to take a report to the Planning Committee for a decision on how to proceed. ESCC would like to know whether this Committee wish to take our original response to the Planning Committee as a formal objection to the proposal.

2. Financial Appraisal

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

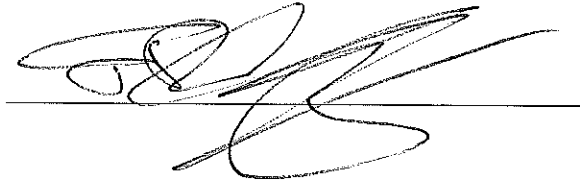
3. Contact Officer

The Contact Officer for this report is Lucy Clark, Support Services Manager.

Support Services Manger

A handwritten signature in black ink, appearing to be 'Lucy Clark', written over a horizontal line.

Town Clerk

A handwritten signature in black ink, written over a horizontal line.

FW: Proposed 50mph speed limit – A259 Buckle Bypass, Seaford, East Sussex

APPENDIX A.

Michael Higgs <Michael.Higgs@eastsussex.gov.uk>

Wed 18/11/2015 15:47

To: Lucy Clark <Lucy.Clark@seafordtowncouncil.gov.uk>;

Cc: Paul Ward <paul.ward@eastsussex.gov.uk>;

📎 1 attachment (497 KB)

A259 Buckle Bypass - proposed 50mph speed limit.pdf;

Dear Ms Clark

Thank you for your email of 23 October 2015. I have been asked by Paul to respond to you directly forwarding him a copy of my reply.

I understand that the Town Council have requested that a lower speed limit of 40mph is considered along the proposed length. One of the predominant factors we have to consider when we are determining a speed limit is the number of properties that are visible to drivers and the average speed of the traffic. The national guidance on setting local speed limits recommends that local highway authorities align the speed limit so that the mean speed driven is at, or just below the posted speed limit. This is because it is recognised that the mean speed driven reflects the speed the majority of drivers consider to be appropriate for the road.

The surveys we carried out on the A259 Buckle Bypass recorded the average speed of the drivers to be 48mph westbound and 52mph eastbound. The speed surveys indicate that a 50mph speed limit is the most appropriate for this part of the road.

It is our experience, and the experience of other local highway authorities nationally that changing the speed limit using signs and lines alone only reduces the speed of the drivers by about 1 or 2mph. If we were to introduce a 40mph speed limit on the A259 Buckle Bypass using signs and lines alone it would not produce the corresponding reduction in driver speeds leading to a very poorly complied with speed limit. This would raise expectations on the Police to carry out extra enforcement and they have limited resources available for enforcing speed limits.

To introduce an effective 40mph speed limit would require extensive traffic calming to help slow down the drivers in accordance with the lower speed limit. As we currently have very limited resources available for transport improvements the type of measures that would be required to support a 40mph speed limit on this part of the A259 Buckle Bypass could not be justified at the present time.

The extent of the proposed 50mph speed limit was carefully considered with the Police. The character and appearance of the road changes at the Bishopstone Road junction as it is on this part of the road where the set back development becomes visible to drivers. It was agreed with the Police that it would be better if the speed limit did not change too near to Bishopstone Road as it is proposed to improve the junction warning signs on this part of the road as part of

our proposal. If the speed limit was changed here it would result in too many signs on a short length of the road. It was therefore agreed to start the 50mph speed limit on the narrower part of the road just before the curve in the road. This location will allow us to improve the signs and lines on the eastbound approach to the Bishopstone Road junction.

The national guidance recommends that a speed limit should not be used to try and solve a problem at a single junction like Tide Mills and other measures like improved warning signs and carriageway markings are more likely to be effective. The road is very rural in nature between Newhaven and Bishopstone with no visible development, so it is most appropriate to start the proposed 50mph speed limit as close as we can to the start of the visible development near Bishopstone Road.

As indicated in the consultation the signs and lines between Newhaven and Seaford will be improved as part of the proposals to help make this length of road safer. These improvements will include the Tide Mills junction.

It is now our intention to take the proposals forward to the public advertisement stage, where members of the public will have 21 days to respond to the proposal. If objections that cannot be resolved are received the next stage will be to take a report to the Planning Committee for a decision on how to proceed. I would be grateful if you would let me know whether Seaford Town Council wish your email of 23 October 2015 to be taken to the Planning Committee as a formal objection to the proposal.

Yours sincerely

Michael Higgs
Senior Road Safety Officer
Road Safety Team
Direct Dial (01273) 482106

From: Lucy Clark [mailto:Lucy.Clark@seafordtowncouncil.gov.uk]
Sent: 23 October 2015 09:49
To: Paul Ward
Subject: Fw: Proposed 50mph speed limit – A259 Buckle Bypass, Seaford, East Sussex

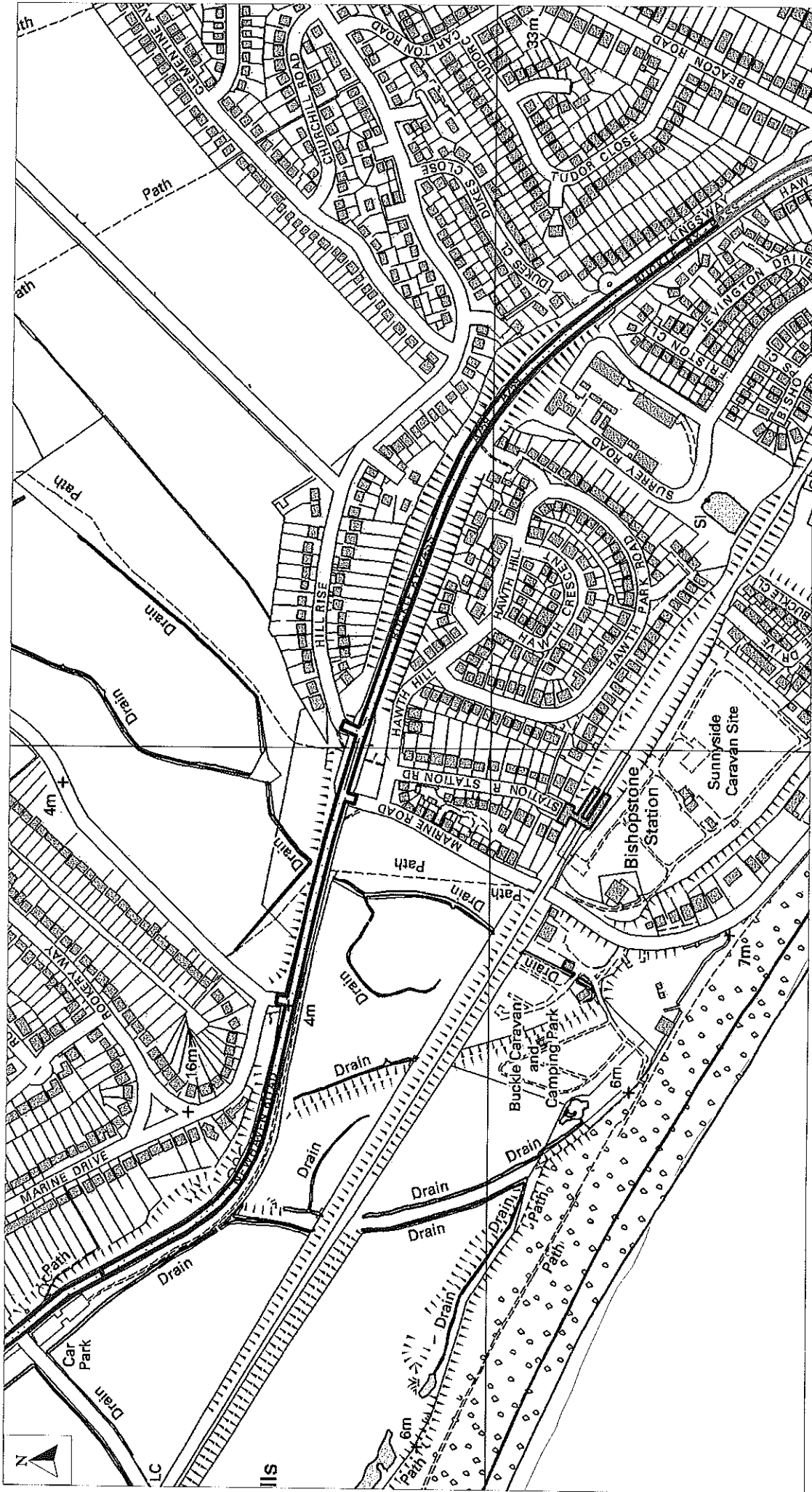
Dear Paul

Following the Planning & Highway Committee Meeting held last night, Councillors would like to pass on their comments as follows:

The Planning & Highways Committee of Seaford Town Council would like to propose that the speed limit is reduced to 40mph rather than 50mph and that the speed reduction begins beyond the Tide Mills Junction (to make it easier for traffic coming out of the Tide Mills Car Park).

Kind regards,

Lucy Clark
Support Services Manager
Seaford Town Council
37 Church Street
Seaford



East Sussex
County Council



A259 Buckle Bypass - proposed 50mph speed limit

- Extent of proposed 50mph speed limit (reduced from National Speed Limit)
- Existing National Speed Limit to remain in place
- Existing 30mph speed limit to remain unchanged

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SCALE	1 : 6000
DATE	07/10/2015
DRAWING NO.	1
DRAWN BY	PW
ORIGINAL SIZE	



Seaford Town Council

Report 116/15

Agenda Item No:	6
Committee:	Planning & Highways Committee.
Date:	3rd December 2015
Title:	Update Report
By:	Lucy Clark, Support Services Manager
Purpose of Report:	To inform the Committee of LDC decisions

Recommendations

You are recommended:

- 1. To note the contents of the report.**
-

1. Information

1.1 At the Planning & Highways Committee Meeting held on 10 September 2015, it was resolved to instruct Council Officers to ask Lewes District Council (LDC) to clarify that the works on TW/0046/TPO were reviewed by a qualified professional before LDC made their final decision. (The request was made as a result of LDC objecting to the application after this Committee had resolved to approve it).

1.1.1 A response has been received from the Trees & Landscape Officer, Daniel Wynn who has confirmed that the application was indeed reviewed by a qualified professional and provides the following reasons for the decision which could also be found on the decision notice:

It is considered that there is insufficient justification given in support of the works and that proposed works will have a detrimental impact on the tree's health and its wider visual amenity value. The tree has been subjected to pruning operations in the past and the canopy is considered to be of sufficient height above the garden to allow the reasonable use and enjoyment of the garden area by the applicant. The fact that the branches overhang the building is not considered sufficient justification in its self to warrant crown reduction works of this magnitude.

1.1.2 Mr Wynn has offered to attend the Council Offices to give members a talk on his role including the wide range of duties and procedures when dealing with tree work applications. This would be beneficial to all as it would clarify procedures and aim gives this Committee a little more confidence in his decisions. This is likely to be scheduled to follow on from a P&H Committee Meeting in the New Year.

1.2 Please see the attached list in Appendix A showing LDC decisions on previous applications put before this Committee which is for reference only. As explained above, the decision notices for each of these applications can be found in the LDC Planning Decisions File placed in the Members' Room.


1.3 Previous road closure applications for Christmas Magic and where this Committee made no objections, have been approved as attached in Appendix B.

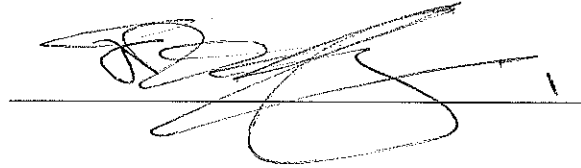
1. Financial Appraisal

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

2. Contact Officer

The Contact Officer for this report is Lucy Clark, Support Services Manager.

Support Services Manger 

Town Clerk 

Update Report 3rd December 2015

APPENDIX A

Reference	Address	Description	Registered W/E	STC Meeting Date	STC Decision	IDC Decision
LW/15/0421	Former Central Garage Sutton Park Road	Planning Application - Demolition of the former garage building and construction of a five storey building comprising 38 retirement apartments, basement car park, access and landscaping for PegasusLife	12.06.2015	09.07.2015	Strongly Object-on the following grounds: 1. Overdevelopment; 2. Inappropriate development for the needs of the town, namely the lack of infrastructure including medical services and excess capacity for the elderly already within the town; 3. Being out of character with the street line and the existing properties as a five storey building; 4. The lack of commercial properties on the ground floor; 5. The parking issues due to the underestimation in required parking spaces for the number of proposed properties; 6. There being no mention of affordable housing when there should be a minimum of 40%. Furthermore, it was suggested that the original planning application be revisited with only 27 flats, no age restrictions and commercial properties on the ground floor.	Approved
TW/15/0073/TPO	6 Barn Close Seaford East Sussex BN25 3EW	2 x Ash (T19 and T20 of the Order) - Fell	04.09.2015	01.10.2015	Objection on the grounds of no expert report being attached to the plans and lack of suggestion on replacement trees.	Approved
LW/15/0714	6 Buckle Rise	Planning Application - Demolition of existing dwelling and out buildings and replacement with new dwelling and double garage for Mrs Sharif	18.09.2015	01.10.2015	No Objection	Approved
LW/15/0719	3 Blatchington Road	Planning Application - Conversion of garage into habitable room with first floor extension over (resubmission of LW/15/0163) for Mrs D Hearnden	18.09.2015	01.10.2015	Objection on the grounds of being overdevelopment and out of character for the listed building.	Refused
LW/15/0666	18 Lexden Road	Planning Application - Change of use from class A1 (shops) to class A5 (hot food takeaways) for Mr S Sandhu	25.09.2015	22.10.2015	No Objection	Approved
TW/15/0080/TPO	Griffin Lodge Eastbourne	1 x Holm Oak (T1 of the Order) - reduce by 2m and crown lift to gutter height	29.09.2015	22.10.2015	No Objection	Approved
LW/15/0777	The Cottage 56A Clare	Planning Application - Erection of a wooden summer cabin for Mr V Graham	02.10.2015	22.10.2015	No Objection	Approved

Reference	Address	Description	Registered W/E	STC Meeting Date	STC Decision	LDC Decision
SDNP/15/03161/FUL	Nats Vor Beacon, South Hill, Cuckmere Haven	Installation of an external staircase and the replacement of the equipment room	13.10.2015	22.10.2015	No Objection	Approved
LW/15/0682	2 Sutton Avenue	Planning Application - Erection of ancillary annex for Mr & Mrs J Staves	16.10.2015	12.11.2015	No Objection	Approved



Lewes District Council

Southover House
Southover Road
Lewes BN7 1AB
01273 471600
01273 484488 minicom
www.lewes.gov.uk

24 November 2015

Ben King
37 Church Street
Seaford
VIA COURIER

Dear Ben King

**Town Police Clauses Act 1847 - Section 21
The District of Lewes (Temporary Street Closure) (No 62) Order 2015**

Event: Seaford Christmas Magic Preparations

Date: Friday, 4 December 2015

Organiser: Seaford Town Council

Streets Affected: Broad Street from junction with Sutton Park Avenue to junction with High Street, Place Lane, Sutton Road from junction with Broad Street to junction with East Street, Sutton Croft Lane, Croft Lane, High Street from South St to junction with Crouch Lane, Saxon Lane, Seaford.

With reference to our previous correspondence, I now enclose copies of the Order made by the Council for displaying in the streets prior to the function. Please be advised that it is your responsibility to ensure that affected residents and/or businesses are informed of the road closure prior to the event and that any signs, notices or posters put up regarding this event are removed once it is over.

The Highway Authority has not prescribed an alternative route to be taken by traffic.

You are responsible for ensuring that all necessary road signs and barriers are placed out on the highway to warn other traffic and these must conform to those shown in the Traffic Signs Manual 1994. All signing and barriers must also be illuminated during any hours of darkness or inclement weather conditions. If you require signs then you can obtain them at a cost from Kier Group by phoning ESCC Highways on telephone 0345 60 80 193.

Please liaise with the Police and Highway Authority regarding their requirements in connection with this event and **ensure that access is maintained for emergency vehicles at all times.**

Yours sincerely

Judy Mackerras
Administration Assistant (Regeneration & Investment)

Tel: 01273 471600
DX No. 3118 Lewes-1
lewesdc@lewes.gov.uk

LEWES DISTRICT COUNCIL

THE DISTRICT OF LEWES (TEMPORARY STREET CLOSURE) (NO 62) ORDER 2015

TOWN POLICE CLAUSES ACT 1847 (AS AMENDED)

The Council of the District of Lewes in exercise of their powers under Section 21 of the Town Police Clauses Act 1847, as amended by Section 28 of the East Sussex Act 1981 and all other enabling powers, and after consultation with, or with the consent of, as may be required by statute, the County Council of East Sussex and the Chief Officer of Police, hereby make the following Order:

1. For the purposes of facilitating the holding of a Seaford Christmas Magic Preparations the lengths of Roads set out in the Schedule to this Order shall be closed to vehicular traffic between the hours of **17:00 on Friday, 4 December 2015** and **21:00 on Saturday, 5 December 2015** as provided by the above-mentioned provisions.
2. Nothing in this Order shall prevent a Police Officer from suspending for any period the provisions of this Order in respect of any highway closed by virtue of this Order or prohibit any act done at the discretion or with the consent of a Police Officer.
3. Should the event be cancelled then the provisions of this Order shall not take effect.
4. The making of this Order does not authorise or otherwise make lawful the obstruction of the highway nor shall it be interpreted as giving such authorisation.
5. This Order may be cited as "the District of Lewes (Temporary Street Closure) (No 62) Order 2015".
6. The Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament, as if this Order were an Act of Parliament.

SCHEDULE

Details of Roads and length of Roads to be affected by the Order

Broad Street from junction with Sutton Park Avenue to junction with High Street, Place Lane, Sutton Road from junction with Broad Street to junction with East Street, Sutton Croft Lane, Croft Lane, High Street from South St to junction with Crouch Lane, Saxon Lane, Seaford.

GIVEN under the Common Seal of the)
LEWES DISTRICT COUNCIL this)
20th day of November 2015)

Assistant Director of Corporate Services / Head of Legal Services

16/11/2015



Lewes District Council

Southover House
Southover Road
Lewes BN7 1AB
01273 471600
01273 484488 minicom
www.lewes.gov.uk

13 November 2015

Ben King
37 Church Street
Seaford
VIA COURIER

Dear Ben King

**Town Police Clauses Act 1847 - Section 21
The District of Lewes (Temporary Street Closure) (No 63) Order 2015**

Event: Seaford Christmas Magic

Date: Saturday, 5 December 2015

Organiser: Seaford Town Council

Streets Affected: Church Street, West Street (access only for parking and Police Station) from junction with Pelham Road to junction with Church Street, South Street from junction with Church St to junction with High Street, Seaford

With reference to our previous correspondence, I now enclose copies of the Order made by the Council for displaying in the streets prior to the function. Please be advised that it is your responsibility to ensure that affected residents and/or businesses are informed of the road closure prior to the event and that any signs, notices or posters put up regarding this event are removed once it is over.

The Highway Authority has not prescribed an alternative route to be taken by traffic.

You are responsible for ensuring that all necessary road signs and barriers are placed out on the highway to warn other traffic and these must conform to those shown in the Traffic Signs Manual 1994. All signing and barriers must also be illuminated during any hours of darkness or inclement weather conditions. If you require signs then you can obtain them at a cost from Kier Group by phoning ESCC Highways on telephone 0345 60 80 193.

Please liaise with the Police and Highway Authority regarding their requirements in connection with this event and **ensure that access is maintained for emergency vehicles at all times.**

Yours sincerely

Judy Mackerras

Tel: 01273 471600
DX No. 3118 Lewes-1
lewesdc@lewes.gov.uk

LEWES DISTRICT COUNCIL

THE DISTRICT OF LEWES (TEMPORARY STREET CLOSURE) (NO 63) ORDER 2015

TOWN POLICE CLAUSES ACT 1847 (AS AMENDED)

The Council of the District of Lewes in exercise of their powers under Section 21 of the Town Police Clauses Act 1847, as amended by Section 28 of the East Sussex Act 1981 and all other enabling powers, and after consultation with, or with the consent of, as may be required by statute, the County Council of East Sussex and the Chief Officer of Police, hereby make the following Order:

1. For the purposes of facilitating the holding of a Seaford Christmas Magic the lengths of Roads set out in the Schedule to this Order shall be closed to vehicular traffic between the hours of **08:00** and **23:00** on **Saturday, 5 December 2015** as provided by the above-mentioned provisions.
2. Nothing in this Order shall prevent a Police Officer from suspending for any period the provisions of this Order in respect of any highway closed by virtue of this Order or prohibit any act done at the discretion or with the consent of a Police Officer.
3. Should the event be cancelled then the provisions of this Order shall not take effect.
4. The making of this Order does not authorise or otherwise make lawful the obstruction of the highway nor shall it be interpreted as giving such authorisation.
5. This Order may be cited as "the District of Lewes (Temporary Street Closure) (No 63) Order 2015".
6. The Interpretation Act 1978 shall apply for the interpretation of this Order as it applies for the interpretation of an Act of Parliament, as if this Order were an Act of Parliament.

SCHEDULE

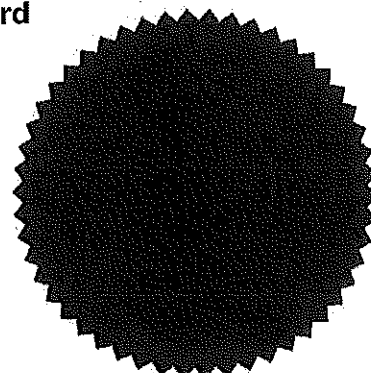
Details of Roads and length of Roads to be affected by the Order

Church Street, West Street (access only for parking and Police Station) from junction with Pelham Road to junction with Church Street, South Street from junction with Church St to junction with High Street, Seaford

GIVEN under the Common Seal of the)
LEWES DISTRICT COUNCIL this)
4th day of November 2015)



Assistant Director of Corporate Services
Head of Legal Services



164/2015