



## 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, 16 May 2013**, at **7.00 pm**, which you are summoned to attend.

S Shippen  
Town Clerk  
10 May 2013

1. **Apologies for Absence and Declaration of Substitute Members**

2. **Minutes**

To approve the minutes of the meetings held on 25 April 2013.

3. **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.

4. **Public Participation**

In accordance with Standing Order 1 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.

5. **Planning Applications**

To consider planning applications in respect of Seaford.

Planning Applications week ending 19 April 2013

**Seaford**

LW/13/0241

**Halifax Plc 33A Broad Street**

Advertisement Consent Application - Replacement of illuminated fascia sign and non illuminated fascia sign and installation of external ATM collar and an internal window poster display unit for Lloyds Banking Group

Planning Applications week ending 26 April 2013

**Seaford**

LW/13/0254

**The Cottage Cliff Road**

Planning Application - Erection of single attached dwelling and extension of existing dwelling (resubmission of LW/13/0022) for Mr P Warren

- Seaford**  
LW/13/0258      **21 Headland Avenue**  
Planning Application - Erection of a single storey rear extension and replacement garage for Mr & Mrs G Muir
- Seaford**  
LW/13/0259      **42 Chyngton Road**  
Planning Application - Erection of single storey side extension, extension of conservatory and new front entrance porch for Mr V Finch
- Seaford**  
LW/13/0264      **1 Shepway Parade Broad Street**  
Advertisement Consent Application - Installation of an externally illuminated fascia sign with trough lights above and internally illuminated projection sign to front elevation for Co-operative Food Group

Planning Applications week ending 4 May 2013

- Seaford**  
LW/13/0208      **22 Coxwell Close**  
Planning Application - Erection of a conservatory for Mr F Waller
- Seaford**  
LW/13/0278      **14 Landsdown Road**  
Planning Application - Erection of a single storey extension to the rear for Mrs P Lynch
- Seaford**  
LW/13/0279      **Land At Junction Of Sutton Avenue & Eastbourne Road**  
Prior Approval Application - Replacement of existing 11.4m high monopole with a 12.5m high monopole supporting three antennas, two additional radio equipment cabinets and developments works ancillary for CTIL and Telefonica UK Ltd
- Seaford**  
LW/13/0288      **71 Princess Drive**  
Planning Application - Erection of two storey side extension for Mr & Mrs Ali
- Seaford**  
LW/13/0290      **10 Farm Close**  
Planning Application - Erection of single storey side and rear extension for Mr J Langridge

Further information received

- Seaford**  
LW/13/0049      **109 Hythe Crescent**  
Planning Application - Erection of a 1.8m high fence for Mr E Wallas. further information has been submitted in connection with the above application which is still under consideration.  
The fence is taken 1.0 metre in off the back of the footpath

Tree Works Applications outside South Downs National Park

- TW/13/0023/  
TPO      **7 Seagrove Way**  
4 x Elms and 1 x Sycamore to reduce to just above previous cuts. 2 x Sycamores adjacent garden shed to reduce by 2 meters and shape as a group. Fell one decayed sycamore adjacent shed.

**6. Site Allocations and Development and Development Management Policies Document – ‘Call for Sites’**

To consider report 21/13 concerning the Lewes District Council Site Allocations and Development Management Policies Document -‘Call for Sites’ (pages 5 to 7)

For further information about items appearing on this Agenda please contact Mrs S J Shippen, Town Clerk, 37 Church Street, Seaford, BN25 1HG. Telephone 01323 894870.

**Circulation:**

**Committee:**

Councillor B Groves (Chairman)

Councillor R E Allen (Vice Chairman)

Councillors; A Campbell, S Dunn, T Goodman, A Latham, S E McStravick, R Scarfe, L Wallraven and A White

I J White (Ex-officio).

**For information:** Councillors S Adeniji, M F Brown, B Burfield, P L Franklin, S J Gauntlett, A Hayder, P Heseltine, R Needham and B Warren.

Blank page



## Seaford Town Council

**Report 21/13**

<b>Agenda Item No:</b>	<b>6</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>16 May 2013</b>
<b>Title:</b>	<b>Site Allocations and Development Management Policies Document 'Call for Sites'</b>
<b>By:</b>	<b>Simon Cooper, Corporate Services Manager</b>
<b>Wards Affected:</b>	<b>All Seaford Wards</b>
<b>Purpose of Report:</b>	<b>To inform Members of the Site Allocations and Development Management Policies Document</b>

---

### Recommendations

**You are recommended:**

- 1. Identify land within Lewes District which may be considered for allocation for either development or protection.**
  - 2. Consider any community needs relevant to the town.**
  - 3. To adopt a Town Policy to object to any applications seeking to re-designate existing industrial, commercial and recreational sites for housing development.**
- 

### 1. Information

- 1.1** The Site Allocations and Development Management Policies DPD will form part of Lewes District Council's (LDC's) new Local Plan. It will allocate sites for specific land uses, such as housing, employment and recreation, and set out detailed development management policies.
- 1.2** LDC is in the early stages of preparing its Site Allocations and Development Management Policies Development Plan Document (SADevM DPD). This document will form 'Part 2' of LDC's Local Plan.
- 1.3** The SADevM DPD will only cover those areas of the district that lie outside of the South Downs National Park. The South Downs National Park Authority is currently preparing their own park-wide Local Plan which will include site allocations and development policies for those areas within the National Park.
- 1.4** The DADevM DPD will allocate land for different types of development, as well as land to be protected.

- 1.5 The "Call for Sites" is one of the first tasks to be undertaken in producing the SADevM DPD. It is an opportunity for the Council to inform LDC about land within Lewes District which the Council feels should be considered for allocation for either development or protection.
- 1.6 If the Committee is aware of any site that has a reasonable prospect of coming forward for development over the next 15 years LDC can be informed by submitting a Site Registration Form to the Planning Policy Team by 7 June 2013.
- 1.7 Sites assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) will inform the Site Allocations Work so it is not necessary to resubmit previously assessed sites. However supporting information on existing SHLAA sites can be submitted using the form.
- 1.8 All potential sites that are put forward will be considered in order to identify the most appropriate sites for allocation. Submitting a site for consideration does not indicate that it will be allocated or successfully obtain permission for development.
- 1.9 Members may wish to consider including the seafront, to reinforce previous comments regarding future developments requiring a commercial/amenity value at ground floor possibly with housing above. Industrial, commercial and recreational sites can also be considered for protection.
- 1.10 LDC is also keen to learn of any community needs that the Council considers are relevant to the town. This could relate to a deficiency in particular aspects of community infrastructure, or a specific type/mix of housing that is required. For example if there is sufficient retirement properties, also consideration of health facilities.
- 1.11 Anyone can submit sites for consideration irrespective of ownership.
- 1.12 Sites will be assessed against a range of criteria including public and stakeholder opinion (as a result of consultation); the likelihood of delivery; impact on existing infrastructure; scoring against Sustainability Appraisal objectives; and consistency with national policy and the Core Strategy (Local Plan Part1).
- 1.13 Towns and parishes that have made a neighbourhood area designation application and have shown that they have a realistic and robust timetable to produce a neighbourhood plan will have a role in allocating sites for development. If such a plan is not brought forward in a timely manner or fails at examination or referendum then LDC will need to plan for any identified growth.
- 1.14 An A1 map of the town has been provided by LDC at the request of the Town Clerk. This will be used on the evening to assist with site identification.
- 1.15 There is an agreement to share the information generated at the meeting with the Impact Seaford Board prior to submission so they can contribute to the process.
- 1.16 The following timetable provides an overview of the key stages of producing the document and opportunities for consultation. It will take approximately 2 years from start to finish.

<b>Timetable</b>	<b>Date</b>
<b>Evidence gathering and stakeholder engagement</b> (asking people to submit sites and give suggestions on development management issues in a formal consultation period)	<b>March/June 2013</b>
<b>Options Report for Cabinet</b>	<b>July 2013</b>
<b>Public consultation 'Issues and Options'</b>	<b>September/October 2013</b>
<b>Internal review to take account of public and stakeholder feedback</b>	<b>November/December 2013</b>
<b>Pre-submission public consultation</b> (further formal consultation period)	<b>June/July 2014</b>
<b>Formal Submission to the Secretary of State</b>	<b>November 2014</b>
<b>Examination in Public</b>	<b>February 2015</b>
<b>Inspector's Report</b>	<b>May 2015</b>

**1.17** The Leader of the Council has asked that the Committee consider the Council adopting a Town Policy to object to any planning requests to re-designate existing industrial, commercial and recreational sites for housing development.

## **2. Financial Appraisal**

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

## **3. Contact Officer**

The Contact Officer for this report is Simon Cooper, Corporate Services Manager.

Corporate Services Manager



Town Clerk

