



## 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 20 February 2014**, at **7.00pm**, which you are summoned to attend.

S Shippen  
Town Clerk  
14 February 2014

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

**2. Minutes**

To approve the minutes of the meeting held on 30 January 2014.

**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 24 January 2014

<b>Seaford</b> LW/14/0018	<b>112 Firle Road</b> Planning Application - Change of use from dwellinghouse to residential care home including dormer extension and alterations for Southdown Housing Association
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<b>Seaford</b> LW/14/0019	<b>Paignton House Warwick Road</b> Planning Application - Change of use from A2 (solicitors) to D1 (osteopathic clinic) for Seaford Osteopathic Clinic
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<b>Seaford</b> LW/14/0026	<b>Seaford Day Hospital Sutton Road</b> Planning Application - Erection of a single storey extension to create additional multi-purpose space and external plant enclosure for Horder Healthcare
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**Seaford**            **45 Vale Road**  
LW/14/0029        Planning Application - Demolition of existing garage and erection of detached double garage for Mr P Franklin

Planning Applications week ending 31 January 2014

**Seaford**            **36 Maple Fields**  
LW/14/0041        Planning Application - Erection of a single storey rear extension for Mr & Mrs Gaudencia

**Seaford**            **20 Heathfield Road**  
LW/14/0042        Planning Application - Erection of a single storey side extension for Mr R Coombs

Planning Applications week ending 7 February 2014

**Seaford**            **90 Sutton Road**  
LW/14/0033        Planning Application - Erection of single storey side & rear extension & first floor rear extension & insertion of window to side for Mr G Butler

**Seaford**            **Territorial Army Centre Drill Hall Queens Hall Broad Street North**  
LW/14/0043        Planning Application - Material amendment to planning approval LW/13/0211 to retain garage at the rear and convert to a flat for Mr N Moffet

**Seaford**            **1 Millfield Close**  
LW/14/0047        Planning Application - Conversion of double garage into a self-contained annexe for Mr & Mrs Rowson-Newell

**Seaford**            **18 Beacon Road**  
LW/14/0049        Planning Application - Erection of a two storey and single storey side extension and replacement porch to front elevation for Mr Ken Mullaney

**Seaford**            **1 Belgrave Road**  
LW/14/0065        Planning Application - Conversion of single dwelling into three dwellings, including two storey side extension, single storey rear extension and first floor front extension for Mr P Mann

Tree Works Applications outside South Downs National Park

**Seaford**            **8 Roedean Close**  
TW/14/0010/  
TPO                Sycamores (G7 of the Order) - Prune low branches

**Seaford**            **15 Avondale Road**  
TW/14/0015/  
TCA                1 x Field Maple - Shape crown by 1.5m to old pruning points 1 x Thorn (Collapsed) - Clear Elm and Beech western treeline - Trim faceside over garden and top to old pruning points by 1.5m 1 x Bay - Trim sides and top 2 x Leylandii - Trim sides and top by 1.5m

**6. Road Closure Request – Procession of Witness**

To consider report 145 /13 in respect of a road closure request for the Procession of Witness (pages 5 to 7)

**7. Prioritisation of Road Schemes in Seaford**

To consider report 151/13 in respect of the provision safety and other traffic improvements in the town (page 9)

**8. South Downs National Park – Local Plan Consultation**

To consider report 153/13 in respect of the South Downs National Park Authority South Downs Local Plan and the Community Infrastructure Levy (CIL), Preliminary Draft Charging Schedule. (pages 11 to 12).

**9. Offshore Wind Construction Port – Strategic Cooperation**

To consider report 154/13 in respect of NPP proposals for strategic cooperation (pages 13 to 16 ).

**Circulation:**

**Committee:**

Councillor L Wallraven (Chairman)

Councillor R Allen (Vice Chairman)

Councillors; M Brown, S Dunn, T Goodman, A Latham, S McStravick,  
P Franklin (Ex-officio).

**For information:** Councillors S Adeniji, B Burfield, S Gauntlett, B Groves, A Hayder,  
P Heseltine, R Needham and B Warren and I White.

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## Seaford Town Council

Report 145/13

<b>Agenda Item No:</b>	<b>6</b>
<b>Committee:</b>	<b>Planning &amp; Highways.</b>
<b>Date:</b>	<b>20 February 2014.</b>
<b>Title:</b>	<b>Road Closure Request, Procession of Witness.</b>
<b>By:</b>	<b>Lucy Clark, Support Services Manager</b>
<b>Wards Affected:</b>	<b>Central and South Wards.</b>
<b>Purpose of Report:</b>	<b>To inform the Committee of a request to close three roads in the Town Centre for a short period on Friday 18 April 2014 to facilitate the Procession of Witness organised by Churches Together in Seaford.</b>

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### Recommendations

**You are recommended:**

- 1. To consider any comments concerning the proposal to be made to Lewes DC.**
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### 1. Information

- 1.1** A notice has been submitted by Mr L Holland on behalf of Churches Together in Seaford requesting that three roads be closed on 18 April 2014 to facilitate the Good Friday Procession of Witness. The procession will take approximately twenty-five minutes, it begins at 11.00 am.
- 1.2** The following roads will be closed: Broad Street southwards to the High Street; the High Street heading southwest to South Street; South Street heading eastwards towards the Triangle in Steyne Road. Steyne Road will not be closed. A map detailing the roads to be closed is attached as Appendix A.
- 1.3** The proposal has not yet been discussed with the police, but Mr Holland has indicated that they will be informed in due course.
- 1.4** Lewes DC has requested the Council pass on any general observations it might have upon the notice and to advise whether or not it considers any Order under Section 21 of the Town Police Clauses Act 1847 be made. They have requested a response by 5 March 2014.


**2. Financial Appraisal**

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

**3. Contact Officer**

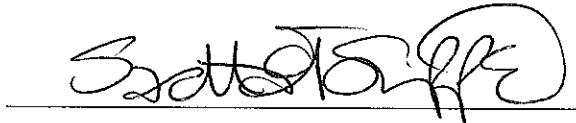
The Contact Officer for this report is Lucy Clark, Support Services Manager.

Support Services Manager



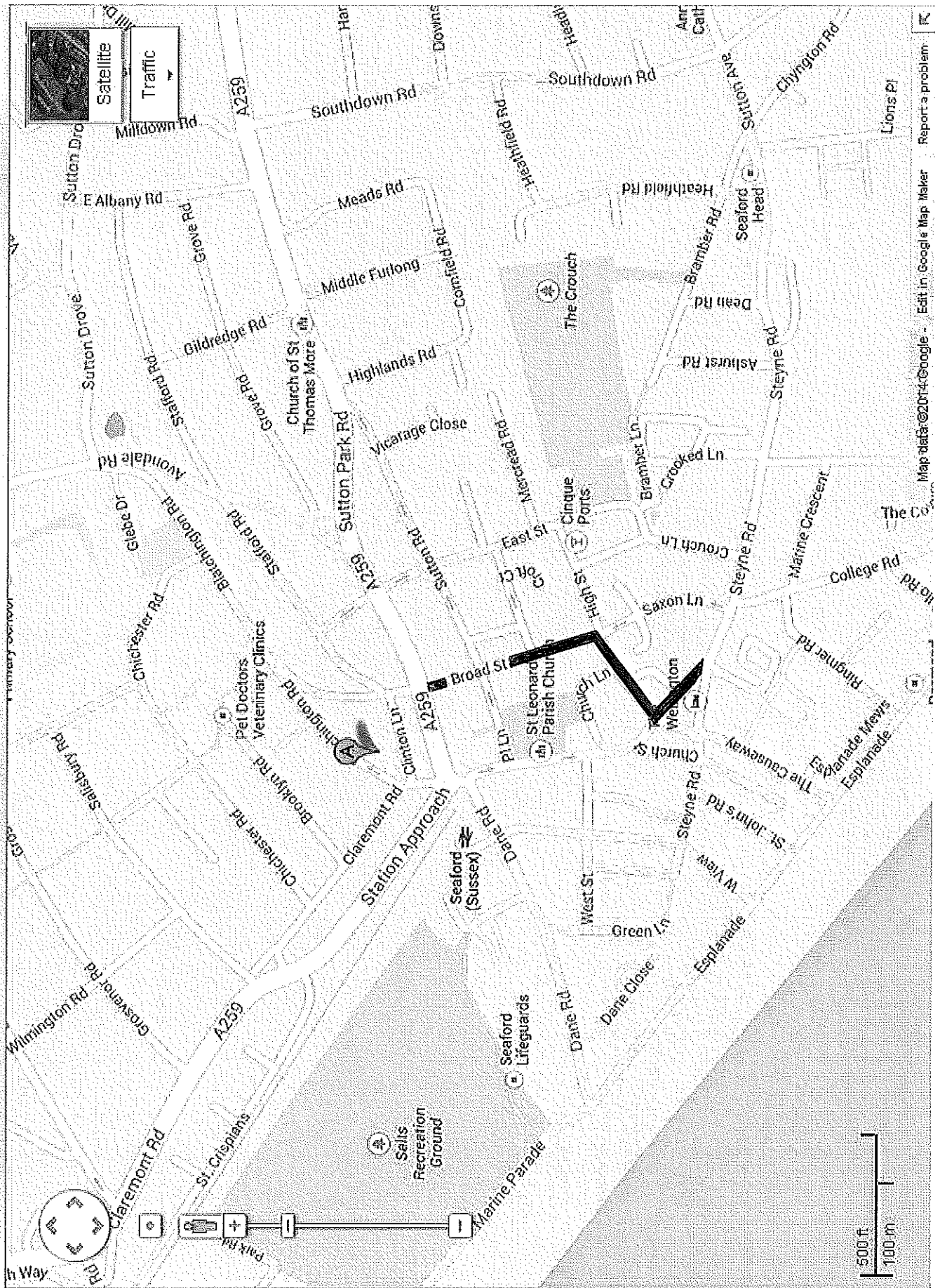
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Town Clerk



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APPENDIX A



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## Seaford Town Council

### Report 151/13

**Agenda Item No:** 7

**Committee:** Planning & Highways.

**Date:** 20 February 2014.

**Title:** Prioritisation of Road Schemes in Seaford

**By:** Lucy Clark, Support Services Manager

**Purpose of Report:** To consider the proposals for safety and traffic calming improvements in the town to enable prioritisation by the Committee at a future date.

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#### Recommendations

*There are no officer recommendations for this report.*

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#### 1. Information

- 1.1 At the Council meeting held on 27 January 2014 it was agreed to delegate to this Committee the consideration of the provision of a crossing on Belgrave Road to be prioritised with other road safety and traffic improvements in the town.
- 1.2 Existing known requests are a crossing on the A259 in the area of Claremont/Belgrave/Beacon Roads and speed reduction in the Bishopstone Road area on the A259.
- 1.3 To enable officers to prepare a report for this Committee to consider prioritisation, councillors, whether on this Committee or not, are requested to bring forward any proposals for inclusion.

#### 2. Financial Appraisal

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

#### 3. Contact Officer

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

Support Services Manager

Town Clerk

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## Seaford Town Council

### Report 153/13

<b>Agenda Item No:</b>	<b>8</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>20 February 2014</b>
<b>Title:</b>	<b>South Downs National Park – Local Plan Consultation Programme</b>
<b>By:</b>	<b>Lucy Clark, Support Services Manager</b>
<b>Purpose of Report:</b>	<b>To advise the Committee of The South Downs National Park Authority's launch of The South Downs Local Plan and the Community Infrastructure Levy (CIL), Preliminary Draft Charging Schedule.</b>

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#### Recommendations

1. To nominate two representatives to attend a workshop to provide information on how to respond to the consultation online.
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#### 1. Information

- 1.1 The South Downs Local Plan – this will replace existing Local Plans and core Strategies across the National Park, providing one set of planning policies for the whole park, which will be used to plan strategically for development in the south Downs National Park and to determine planning applications which are submitted in the National Park.
- 1.2 The Community Infrastructure Levy (CIL), Preliminary Draft Charging Schedule – The preliminary draft charging schedule will set out the proposed charge which certain forms of development will be subjected to when development takes place in the South Downs National Park. This consultation will consult all stakeholders on the range of charges to be applied across the National Park and also the types of development which will be subjected to charges.
- 1.3 The consultation period will run from the end of February to the end of April. Parish and Town Councils have been given notice of this consultation programme so as to have the opportunity to consider the documents and prepare a response through a meeting as necessary.

- 1.4 The South Downs National Park Authority will be using online consultation software which will enable everyone to review both of these documents and make comments via the online system.
- 1.5 To ensure that all Parish & Town Councils are able to provide an informed response, the South Downs National Park Authority will be holding a series of workshops to explain the two documents, their purpose and provide information on how to respond to this consultation. This will include the opportunity to test the online consultation software and become familiar with using this method of feeding back comments.
- 1.6 The events are open to all Parish & Town Councils but are limited to 2 people from each council and will be offered on a first come first served basis.
- 1.7 The event for East Sussex will be held on 21st March at Ditchling Village Hall, 12.30 – 15.00.
- 1.8 Further information on the workshop and both reports will shortly be available on their website and once the link is known it will be emailed to all members of this committee.

**2. Financial Appraisal**

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

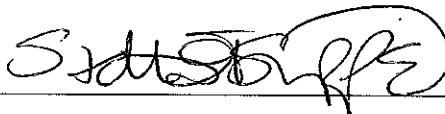
**3. Contact Officer**

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

Support Services Manager



Town Clerk





## Seaford Town Council

Report 154/13

<b>Agenda Item No:</b>	9
<b>Committee:</b>	Planning & Highways
<b>Date:</b>	20 February 2014
<b>Title:</b>	Newhaven Offshore Wind Construction Port – Strategic Cooperation
<b>By:</b>	Sam Shippen, Town Clerk
<b>Purpose of Report:</b>	To seek approval of a letter of support to be issued to Newhaven Port & Properties in respect of the Newhaven Offshore Wind Construction Port.

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### Recommendations

You are recommended:

1. To approve that a letter of support be sent by Seaford Town Council in respect of cooperation in the development and design of the Newhaven Offshore Wind Construction Port development and design to ensure all environmental, social and economic objectives are met.
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### 1. Information

- 1.1 Members will be aware of the proposal by Newhaven Port & Properties (NPP) to construct an offshore wind construction port as part of a programme of maintenance and improvement of the port's facilities and services.
- 1.2 This will meet two of the strategic objectives from its Port Master Plan and is centred on E.ON's Rampion Windfarm project.
- 1.3 Time is of the essence in respect of winning the bid to be the construction port and much work has been undertaken already by NPP, its consultants and professional advisors. Whilst much of the background work is at present still confidential, the development of the planning application and associated documents is well underway.
- 1.4 NPP signed a Strategic Cooperation Agreement with Lewes District Council, East Sussex County Council and the South Downs National Park Authority on 31 January 2014. Newhaven Town Council and Seaford Town Council have been invited to issue a letter of support in respect of the Agreement. The agreement is attached at Appendix A.

**1.5** The letter would commit us to work together with NPP and the other authorities but would not fetter the Council in making comment regarding the planning application when submitted. It would be expected that having worked together, any issues or concerns would be identified at an early date and addressed, allowing support for the application once submitted.

**1.6** It is expected that the construction port will bring a wide benefit to the area in respect of regeneration.

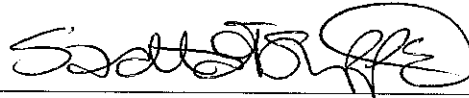
**2. Financial Appraisal**

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

**3. Contact Officer**

The Contact Officer for this report is Sam Shippen, Town Clerk.

Town Clerk



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# Strategic Cooperation Agreement

## RELATING TO THE CONSENTING OF THE NEWHAVEN OFFSHORE WIND CONSTRUCTION PORT

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### 1. Introduction

Newhaven Port & Properties ("NPP") is undertaking a programme of maintenance and improvement of the port's facilities and services, including the implementation of two strategic objectives from its Port Master Plan:

- Invest in infrastructure to establish a clean technology and renewable energy business cluster, building on the success of existing local businesses and the current opportunities in offshore wind; and
- Enhance the natural marine environment by establishing a public access conservation area on Port land.

An instrumental part of this is the transformation of NPP's East Quay and Port Expansion Area into a strategic offshore wind construction and installation base (the "Project"), centred on E.ON's Rampion project.

### 2. Consultation with Local Planning Authorities and Councils

Over a three year period, NPP together with its professional advisors have been consulting with Lewes District Council, East Sussex County Council and the South Downs National Park Authority (the "Parties"), as well as Newhaven Town Council, Seaford Town Council and the Marine Management Organisation regarding the Project's consenting process and long-term benefits to Newhaven Town, nearby coastal communities and the County.

### 3. Strategic Cooperation

The Parties have agreed to work with NPP in the development and design of the Project to ensure all environmental, social and economic objectives are met. The Parties commit to:

1. Work together to support NPP's strategic objectives as part of the wider regeneration of Newhaven Town, nearby coastal communities and the County;
2. Share with NPP such information and data that may form part of or complement the Environmental Impact Assessment (EIA), and work with NPP to find solutions to any reasonable issues raised by the EIA and throughout the course of continued stakeholder and regulator engagement and on-going EIA related work;
3. Work with NPP to identify, scope and develop a nature reserve area to the east of the Port Expansion Area (adjacent to Tide Mills), and work with NPP to sensitively facilitate the necessary footpath diversions within part of the Port Expansion Area resultant from the Project's footprint;
4. Help to facilitate engagement with and access to other key stakeholders and regulators as required;
5. Work with NPP in developing emerging planning policies that have relevance to the Port and to support the implementation of the Coastal Concordat for England;

6. Help NPP and E.ON identify and apply for any public sector funds that may be available to help with the cost of construction; and
7. **Work efficiently together in structuring and signing a Planning Performance Agreement, and in negotiating and processing the necessary statutory consents with each Party working expeditiously, as far as practicable, in order to satisfy the constrained Project timetable.**

#### 4. Next Steps

The next steps are for NPP to work with the Parties to finalise a Planning Performance Agreement, to cooperate on the development of a joint work programme, and to begin the implementation of the work programme as soon as possible.

#### 5. Signatories

Signed for agreement and acceptance for and on behalf of the Parties, dated 31<sup>st</sup> January 2014.

<b>Newhaven Port &amp; Properties Ltd</b>	<b>Lewes District Council</b>
Francois Jean	Jenny Rowlands
Port Manager/Chief Executive	Chief Executive

<b>East Sussex County Council</b>	<b>South Downs National Park Authority</b>
Becky Shaw	Ray Drabble
Chief Executive	Planning Policy Officer