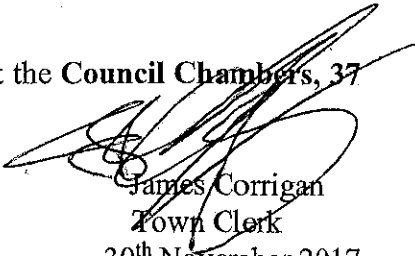




Seaford Town Council

**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 7<sup>th</sup> December 2017** at **7.00pm**

  
James Corrigan  
Town Clerk  
30<sup>th</sup> November 2017

**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 ending 10<sup>th</sup> November 2017

<b>Seaford</b> LW/17/0803	<b>1 Vale Close</b> Planning Application- Erection of a four-bedroom dwelling for Mr M Mandix
<b>Seaford</b> LW/17/0818	<b>28 Chyngton Way</b> Planning Application- Single storey rear extension for Mr P Draude
<b>Seaford</b> LW/17/0838	<b>9 Valley Drive</b> Planning Application- Single storey side extension, rear conservatory, loft conversion and alterations to front driveway for Mrs K Hobson
<b>Seaford</b> LW/17/0937	<b>25 Blatchington Hill</b> Planning Application- Proposed single storey rear extensions for Mr and Mrs C Turner

Planning Applications week ending 17<sup>th</sup> November 2017

<b>Seaford</b> LW/17/0907	<b>45 Steyne Road</b> Listed Building Consent Application- Removal of existing reproduction fireplace surround and hearth, installation of slate hearth, tile surround, wood burning stove and chimney liner for Miss C Drury
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Planning Applications for week ending 24th November 2017

**Seaford 34 Salisbury Road**  
LW/17/0963 Planning Application- Single storey rear extension with raised terrace and steps for Mrs E Hamilton

SDNPA Planning Application for week ending 14<sup>th</sup> November 2017

**Seaford New Barn, Silver Lane, Bishopstone Village**  
SDNP/17/05331 Listed Building Consent Application- Conversion of the garages in the southern byre of the existing listed barn to swimming pool and plant room for Mr M C Attwood

5. **Avondale Hotel, 4-5 Avondale Road**  
To consider report 94/17 on application LW/17/0929 for the change of use of the Avondale Hotel to a House in Multiple Occupation comprising 18 units for 30 residents
6. **Proposed Development at Fisher's Wharf Newhaven Harbour**  
To consider report 95/17 informing the Committee of the application to East Sussex County Council (LW/799/CM) for major development at Newhaven Harbour
7. **Seaford Parking Review- Initial Consultation**  
To consider report 98/17 on proposals for a residents' parking scheme in the Belgrave Road area of Seaford
8. **Update Report**  
To note report 96/17 informing the Committee of Lewes District Council's decisions on previous planning applications.

**Circulation:**

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

**For information:** Councillors S Adeniji, M Brown, D Burchett, B Burfield, R Hayder, O Honeyman, M McLean, M Wearmouth, B Webb and C White.

## SEAFORD TOWN COUNCIL

PLANNING and HIGHWAYS COMMITTEE- THURSDAY 7<sup>TH</sup> DECEMBER 2017- ITEM 5

APPLICATION LW/17/0929 RE : AVONDALE HOTEL , AVONDALE ROAD

REPORT (94/17) OF THE PLANNING OFFICER :

### 1.INTRODUCTION

1.1 Application LW/17/0544 for the change of use of the Avondale Hotel to a House in Multiple Occupation comprising 18 units for 31 residents was considered by the Committee at the 3<sup>rd</sup> August meeting.

1.2 It was resolved to object to the application on the grounds that the application lacked the necessary supporting information to justify the loss of visitor accommodation under the relevant Core Strategy policy; that existing visitor accommodation in Seaford should be retained and; that the use would be detrimental to the amenities of residents in the locality.

1.3 The application was subsequently refused by Lewes D.C on similar grounds. It has now been resubmitted under ref LW/17/0929 with a full package of supporting information including occupancy rates, marketing details and information on general viability.

### 2.THE CURRENT APPLICATION

2.1 The difference between the two applications, apart from the supporting information mentioned above, is that the description refers to 30 rather than 31 residents and that the internal layout has been adjusted.

2.2 The supporting information requires careful consideration. The occupancy rates at para 6.13 of the Design and Access Statement show a steady decline from 2014 to the 2016 rate of 57%. Profits have also declined to a non-sustainable level. Marketing has been carried out through a specialist agent for the past 8 months and the results are submitted with the Statement. There appears to have been very little interest in the Hotel as a going concern.

2.3 The main reason for the drop in occupancy rates is given as the impact of Airbnb. Details of Airbnb accommodation available in the town is provided at Para 6.29 of the Statement. The decline of the Avondale Hotel is said to reflect the shift in the general preference of visitors to less formal accommodation.

2.4 As regards the possible impact on nearby residents, the internal layout has been revised, at the suggestion of the case officer, to replace the bedrooms at first floor rear with kitchens and to provide obscure glazing and restricted opening to the rear windows. This, it is claimed, will help to retain the privacy of residents adjoining the rear of the property.

### **3. PRINCIPAL CONSIDERATIONS**

3.1 Following the previous decision of the Committee taken at the 3<sup>rd</sup> August meeting, to object to the application the two main issues for members to consider are firstly:

3.2 Is the supporting information supplied sufficient to overcome the presumption in favour of the retention of visitor accommodation set out in Core Policy 5(2) of Joint Core Strategy?

3.3 Addressing the shortfall of visitor accommodation in the town is an important objective of the Seaford Neighbourhood Plan and members may consider that, taking into account its location, with sufficient investment in upgrading the facilities at the hotel it should still be a viable concern. However it should be noted that the view of the Regeneration and Policy Officer at Lewes D.C on the application is as follows:-

*'In summary the applicant has provided additional evidence to the previous application (LW/17/0544). This evidence highlights the difficult trading conditions faced over the last few years, and we recognise that a sustained marketing campaign has been undertaken to market the property as an ongoing concern. Whilst it is clear that the proposed change of use is likely to have a negative effect on the local visitor economy, we acknowledge the robust evidence that has been provided by the applicant. We would ideally like to see consideration given to the retention of the subject property for an alternative form of visitor accommodation but, should this not prove viable, then we reluctantly accept the conversion of the subject property to alternative uses'*

3.4 Secondly, does the revision in the layout overcome concerns over the adverse impact of the proposed HMO use on the residents of the locality?

### **4. RECOMMENDATION**

4.1 Members are recommended to consider carefully the issues raised in this report and the supporting information posted on the Lewes D.C website prior to making a response to Lewes D.C on this application

Geoff Johnson

Planning Officer

Seaford Town Council

27<sup>th</sup> November 2017

## SEAFORD TOWN COUNCIL

PLANNING AND HIGHWAYS COMMITTEE-THURSDAY 7<sup>TH</sup> DECEMBER 2017-ITEM 6

APPLICATION LW/799/CM- COUNTY MATTER APPLICATION BY BRETT GROUP RE  
DEVELOPMENT AT FISHER'S WHARF, NEWHAVEN HARBOUR

REPORT OF PLANNING OFFICER

### 1.INTRODUCTION

1.1 The Brett Group has submitted its application to the East Sussex County Council for consent for a major development at Newhaven Harbour. The full description of the development is:-

*The construction and use of plant, namely aggregate processing plant, aggregate bagging plant, concrete batching plant, concrete block-making plant and buildings, ancillary offices and stores for processing and utilising aggregates landed at Newhaven Port and distribution of the products by road and rail together with access to the public highway and the extension of an existing rail siding.*

1.2 Full details and documentation including the Environmental Impact Assessment and representations received from residents of Newhaven and Seaford, are available on the ESCC website under ref LW/799/CM.

### 2.THE APPLICANT'S SUBMISSION

2.1 The development is to be carried out in four stages. Initially the operation will use the current berth on the East Quay of the Harbour. Subsequently it will expand into the area used for the storage of materials and equipment for the Rampion Offshore Wind Farm. Once the new port access road is completed the operations will expand and the final phase will be the construction of the concrete block-making plant.

2.2 The four stages are programmed to be completed by 2020. The actual operations involved in the four stages are as follows:-

**Stage 1** comprises the importation of unprocessed marine dredged sand and gravel, its off-loading and processing to produce construction aggregates, their distribution by road and rail and their bagging and distribution by road. The use of the rail for distribution would be maximised.

The **Stage 2** development would be little changed from the Stage 1 development. The extension of the available land would improve the efficiency of ship discharging and train loading as well as making more space available for aggregate storage. Again, the use of the rail for distribution would be maximised.

**Stage 3** comprises the additional manufacture of ready-mixed concrete from the processed sand and gravel, cement, cement substitute and additives. Operations would commence only after the new port access road is open to traffic.

**Stage 4** comprises the additional manufacture of concrete paving blocks from the processed sand and gravel, cement and additives.

2.3 The Planning Design and Access Statement provides a full appraisal of the local and national planning policies relating to the development. The submission also emphasises the fact that consent already exists under ref LW/15/0034 for the expansion of the harbour southwards along the East Quay through the construction of a new berth and associated buildings and works.

2.4 Overall after lengthy appraisals of all the possible impacts of the proposals the conclusion is that:-

*'There appear to be no adverse impacts which would significantly and demonstrably outweigh the benefits of the proposed development and no material considerations or specific policies in the NPPF that indicate otherwise. Consequently there is no reason why determination of this application should not be in accordance with the development plan or why the planning permission should not be granted.'*

### **3. THE SUBMITTED OBJECTIONS**

3.1 As far as the impact on Seaford is concerned the submitted objections can be summarised as follows:-

- a) The unique open aspect of Seaford Bay must be maintained and protected. The scheme as proposed, and the block-making plant in particular, will have a significant adverse impact on this open aspect and will intrude into the current views from Seaford seafront, Bishopstone and wide areas of the South Downs National Park to the east of Seaford
- b) Tide Mills is within the South Downs National Park and along with the adjacent beach area is enjoyed by many residents and visitors their children and families.
- c) Any development adjacent to these areas must be of a scale and nature which respects the open aspect of these areas.
- d) Tide Mills is also a Site of Nature Conservation Importance.
- e) The approved extension of Newhaven Harbour under LW/15/0034 it was stated that the purpose was to encourage clean green hi-tech industry along side the Rampion operation
- f) All industrial activity involving aggregates should be confined to the North Quay in accordance with the policies of the Lewes Local Plan. Dredging at the North Quay would enable it to provide a suitable berth and accommodate the proposed scheme

g) Air quality and traffic issues will have an impact on Seaford as well as Newhaven. Seaford is in the path of the prevailing south-west winds.

h) The application contravenes the Lewes Local Plan and the East Sussex CC Waste and Minerals Local Plan of 2017.

A Petition of Objection with over 2500 signatures has been sent to the East Sussex County Council

#### **4.CONCLUSIONS AND RECOMMENDATION**

4.1 It is impossible to provide full details of the proposals in this report and members are recommended to consult the ESCC website to obtain full information both on the application and the objections.

4.2 Members are recommended to take all relevant information into account when deciding on their formal response to the County Council.

Geoff Johnson

Planning Officer



Seaford Town Council

Report 98/17

**Agenda Item No:** 7  
**Committee:** Planning & Highways Committee  
**Date:** 7<sup>th</sup> December 2017  
**Title:** Seaford Parking Review  
**Officer:** Geoff Johnson Planning Officer  
**Purpose of Report:** To inform the Committee of proposals from ESCC for a residents parking scheme in Seaford

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**Recommendations**

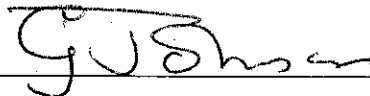
**You are recommended:**

**To consider the attached proposals for the introduction of a residents' parking scheme in the Belgrave Road area of Seaford and submit comments to the ESCC**

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1. Details of consultations being carried out by the County Council on a proposed residents' parking scheme are attached to this report. The area covered is shown and a full explanation of the nature and purpose of the consultation is set out in the text of the letter. The consultation period runs to 22<sup>nd</sup> December
2. There are no financial implications to the Council as a result of this report.

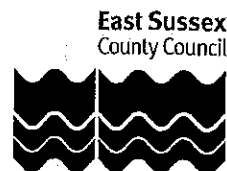
Planning Officer

  
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Parking Services  
County Hall  
St Anne's Crescent  
Lewes  
East Sussex  
BN7 1UE

Tel: 01323 466244  
[www.eastsussex.gov.uk](http://www.eastsussex.gov.uk)



## Proposed changes to parking restrictions

December 2017

Our ref: PkM 2017/244

Dear Sir or Madam

### Seaford Parking Review – initial consultation

Earlier this year we received a petition requesting the introduction of a resident only permit parking scheme in your area because of parking difficulties caused by local workers, businesses, and other visitors leaving their vehicles parked all day.

We are writing to seek your views on parking in your road and whether you would support the introduction of a permit parking scheme.

Enclosed with this letter are some details about a proposed permit parking scheme and a questionnaire. The consultation opens on 1 December and closes on 22 December 2017. Please return your completed questionnaire to us by the closing date at the address above.

You can also email your responses to [parking.escc@eastsussex.gov.uk](mailto:parking.escc@eastsussex.gov.uk) or complete the online consultation at [consultation.eastsussex.gov.uk/economy-transport-environment/seaford2017](http://consultation.eastsussex.gov.uk/economy-transport-environment/seaford2017)

We will be happy to answer any questions, please call us on 01323 466244. Full details of all our consultations and the background behind them can be found at: [consultation.eastsussex.gov.uk](http://consultation.eastsussex.gov.uk)

The level of support will determine the outcome of the proposals. If there are a number of suggested alternatives, these will be considered for inclusion in the final proposals.

Your views will determine whether parking controls are introduced in the area, no decision will be made until the results of this questionnaire have been assessed. I therefore encourage you to participate in the consultation process.

Yours faithfully

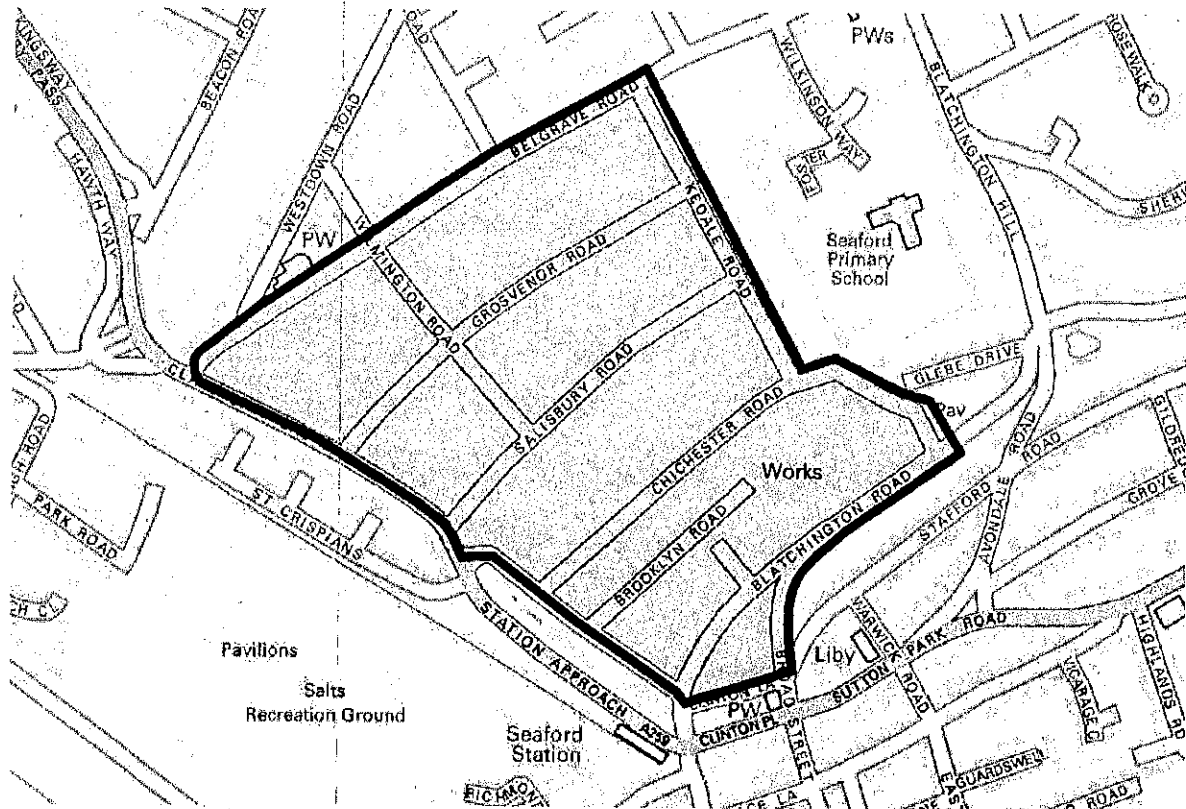
A handwritten signature in black ink, appearing to be "D Weeks".

**David Weeks**  
Team Manager, Parking

T: 01323 466244

E: [parking.escc@eastsussex.gov.uk](mailto:parking.escc@eastsussex.gov.uk)

## Seaford Parking Review – initial consultation



The map above shows the area where we are consulting.

The proposed resident only permit parking scheme will operate on Monday to Saturday between 8am and 6pm. Although any member of public can park outside these times, the proposal will prevent all day parking by non-permit holders. Blue badge holders will be able to park free of charge.

Each qualifying household will be able to purchase up to two annual resident permits, expected to cost £25 for the first permit and £75 for the second.

Each household can buy up to 100 visitor permits each year costing 90p each (residents who are housebound can buy up to 150 permits costing 40p each), even if they do not hold a resident parking permit themselves.

Visitor permits are available in books of ten and are not transferable, exchangeable, or refundable.

Non permit holders will not be able to park during the hours of operation.

We are still at an early stage and no decisions have been made. We would like to know if you think the introduction of such a scheme would be beneficial to your area and your comments will help us reach a decision about whether to proceed with the proposal.

If a majority of responses to this questionnaire are in favour of a permit scheme we will draw up detailed plans and consult with you again in April 2018 before any formal changes are made.



We believe that parking schemes are beneficial but there are some points you should be aware of:

- There will be no free all-day parking for non permit holders.
- Money raised will pay for administration, enforcement and maintenance costs of the scheme, any surplus has to be spent on improving transport facilities in the area.
- Preventing dangerous, obstructive and inconsiderate parking often improves traffic flow around the area.
- There will be better access for emergency vehicles and public transport.
- There will be improved safety for all road users and reduced congestion from circulating traffic.
- The total amount of space available for parking may be reduced as yellow lines may be needed near junctions and across accesses and driveways.
- Permit and time restrictions will only apply during the hours of control. The number of permits issued will be limited and depending on demand a waiting list may be operated.
- Having a permit will not guarantee a parking space.
- Not all properties will be eligible for a permit, such as properties on private roads or developments with off street parking.



INVESTOR IN PEOPLE

## Seaford Parking Review – initial consultation

Q1 What is your name? .....

Q2 What is your address? .....

Q3 What is your email address? .....

Q4 Do you normally park in this area? Please tick one box.

Yes, as I live in this area

Yes, as I work locally

Yes, as I live and work in this area

Yes, as it is the nearest free parking to the shops and businesses

No, I do not park here

No, I only park here occasionally

Q5 Do you think resident permit holder only parking should be introduced to this area?

Yes

No

Q6 We try to minimise the amount of signs and posts needed. If the proposals go ahead and you live in this area, do you give permission for a parking sign to be fixed to your wall?

Yes

No

N/A

Q7 Do you consider yourself to be disabled as set out in the Equality Act 2010?

Yes

No

Prefer not to say

Q8 Are there any further comments you wish to add?



INVESTOR IN PEOPLE



## Seaford Town Council

**Report 96/17**

**Agenda Item No:** 8  
**Committee:** Planning & Highways Committee  
**Date:** 7th December 2017  
**Title:** Update Report  
**By:** Geoff Johnson Planning Officer  
**Purpose of Report:** To inform the Committee of LDC decisions

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### Recommendations

**You are recommended:**

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

### 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](http://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 96/17 for PLANNING AND HIGHWAYS COMMITTEE- THURSDAY 7<sup>th</sup> DECEMBER 2017. ITEM 8**

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

**APPROVED BY LDC-NO OBJECTION FROM STC**

- LW/17/0776 30 TUDOR CLOSE**-Extension of garage at side (26/10)
- LW/17/0733 19 MAY AVENUE**- Erection of front porch (16/11)
- LW/17/0842 72 VALE ROAD**- Erection of four bed detached dwelling (26/10)
- LW/17/0833 83 STAFFORD ROAD**- Erection of new PVCU porch (26/10)
- LW/17/0836 15 ROTHER ROAD**- Two-storey extension (16/11)
- LW/17/0849 LAND AT SUTTON CORNER GARAGE**- Erection of terrace of three dwellings and a single detached dwelling (26/10)
- LW/17/0837 ROSECROFT 42 FIRLE ROAD**- Alterations to roof (16/11)

**APPROVED BY LDC- OBJECTION FROM STC**

- LW/17/0870 3 BARONS CLOSE**- Single storey side extension (16/11)

**REFUSED BY LDC-OBJECTION FROM STC**

- LW/17/0813 3 ST MARGARET'S RISE BISHOPSTONE**- Entrance porch and bedroom extension (26/10)
- LW/17/0867 LAND R/O GROSVENOR LODGE, WILMINGTON ROAD** -Erection of two-bed dwelling (16/11)

**REFUSED BY LDC-NO OBJECTION FROM STC:**

- LW/17/0754 20 THE HOLT**- Proposed three-bed dwelling (05/10)

**APPEAL NOTIFICATION**

- LW/786/CM UNIT 3 CRADLE HILL INDUSTRIAL ESTATE CRADLE HILL ROAD**- County Matter Application for demolition and replacement of existing waste transfer station

(STC supported approval of the application at the 23<sup>rd</sup> February 2017 meeting)

Geoff Johnson  
Planning Officer

30<sup>th</sup> November 2017