



Seaford Town Council

To the Members of the Planning and Highways Committee

A meeting of the of the **Planning and Highways Committee** will be held at the **The View, Seaford Head Golf Club, Southdown Road, Seaford** on **Thursday 6th April 2017** at **7.00pm** which you are summoned to attend.

James Corrigan
Town Clerk
30th March 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. Newlands School Application LW/16/0800

To consider the report 137/16 (Pages 3 to 7) on the revised plans for residential development on the former Newlands School site, Eastbourne Road and make a formal response on the application to Lewes D.C

5 Other Planning Applications

Planning Applications for week ending 10th March 2017

Seaford LW/17/0160	Hurdis House 10 Broad Street Planning Application- Multi Change of Use of building to include coffee shop, licensed restaurant, tutoring school and offices and installation of roller blind for EC Seaford Ltd
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Seaford LW/17/0183	6 Hill Rise Planning Application-Erection of first floor side extension for Mr R Satchell
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Seaford LW/17/0187	11 The Lords Planning Application- Erection of single storey side and rear extension for Mr M Forrester
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Planning Applications for week ending 17th March 2017

Seaford **19 Westdown Road**
LW/17/0190 Planning Application-Erection of 5 proposed new two storey and their relevant associated car parking and garaging for Paddington Properties (Land) Ltd.

Planning Applications received week ending 24th March 2017

Seaford **United Reformed Church Clinton Place**
LW/17/0185 Planning Application-New entrance foyer extension, conversion and extension of existing garage to store room, removal of existing timber doors and installation of glazing in lieu, installation of stained glass screens internally behind retained existing external diamond patterned glazed windows, internal alterations and re-ordering of Sanctuary, removal of existing iron railings to south elevation, and new York stone paving adjacent to south elevation for The Church Council of Crossway Church, Seaford

Tree Works Applications

Seaford **31 Belgrave Road**
TW/17/0023/TPO 3 x Sycamore (T1 to T3 in G1 of Order) Reduce trees by up to 1 metre back to growth points, removal of epicormic growth and crown raise by removal of secondary growth points where needed for Mr M Kellaway

6. Wildlife Verges

To consider report 139/16 on proposals by East Sussex County Council for 'wildlife verges' in Seaford (page 8)

7. Update Report

To note report 138/16 informing the Committee of Lewes District Council decisions on previous planning applications (page 9)

Circulation:

Committee: Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman). Councillors D Argent, P Boorman, D Burchett, T Goodman, A Latham, P Lower, A McLean and L Worcester.

For information: Councillors S Adeniji, M Brown, B Burfield, L Freeman, N Freeman, R Hayder and O Honeyman, M Wearmouth, B Webb and C White.



Seaford Town Council

Report 137/16

Agenda Item No:	4
Committee:	Planning & Highways Committee.
Date:	6th April 2017
Title:	Newlands School Application LW/16/0800 - Revised Outline Planning Application for development of 183 dwellings at the former Newlands School site
By:	Geoff Johnson- Planning Officer
Purpose of Report:	To inform the Committee of the main planning issues relating to this revised outline application

Recommendation

You are recommended:

- 1. To note the information set out in the report to assist on the response to the Lewes District Council regarding the revised plans on application LW/16/0800.**
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1.INTRODUCTION

1.1 This report is intended to assist members in their consideration of the Newlands application. It is largely based on the main issues identified by the applicant's consultant in the original submission in September 2016 and the amended plans submitted on 6th March 2017

1.2 At the Committee's meeting on 3rd November 2016 it was RESOLVED that if the development were to progress it should be limited to 120 units. The original application was for 238 units

1.3 It was also RESOLVED to OBJECT to the application in its current(original) form on the following grounds

- Unacceptable impact on the local highway network
- Loss of sports facilities
- Undue pressure on local healthcare services
- Adverse impact on local schools through demand for additional places

-Exacerbation of existing flooding problems

-Need for commitment to provision of more bungalows and priority for local residents in allocation of affordable housing, and

-That the number of dwellings approved should be included in the overall Local Plan provision for Seaford

2. THE PRINCIPLE OF DEVELOPMENT

2.1 The Newlands School site was included in the District Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) published in 2015. This assessment is not a policy document however; its purpose is to provide general data on which the District Council can base various allocations. It does not designate specific sites.

2.2 The site was also not included as a 'Strategic Site' in the recently adopted Joint Core Strategy. The allocation for Seaford in the Core Strategy is a minimum of 185 new dwellings up to 2030.

2.3 The site is to be treated as a Brownfield Site as, despite the amount of existing green space, it is categorised as 'previously used' for policy purposes and under Para 17 of the National Planning Policy Framework 2012. In principle; therefore, the development would have NPPF support if it complies with the main Sustainability test in Para 14. i.e Permission should be granted unless any adverse impacts from the proposals would outweigh the benefits or other specific policies in the Framework indicate that the development should be restricted.

3. FIVE-YEAR HOUSING SUPPLY

3.1 Lewes D.C confirms that it currently has a five-year housing supply in accordance with the DCLG'S requirements. The assessment was disputed at a major Public Inquiry last year but the Council's position was upheld in the appeal decision it must be assumed that there is currently no deficit in the supply. This means that local planning policies in the Joint Core Strategy can be applied with due weight to any planning applications.

4. DENSITY

4.1 The proposed density accords with the Council's Core Strategy. The housing proposed in the revised scheme varies in density to match the variations in density in the surrounding area

5. MIX

5.1 The mix of housing types is a Reserved Matter and the details will therefore be dealt with at a later stage. The Town Council will be consulted at this stage. The figures put forward at this stage are merely indicative

6. AFFORDABLE HOUSING

6.1 The development will provide up to 70 affordable housing units (i.e 40% of the total number of units) with the mix of tenure to be agreed at a later stage and enforced through a S.106 Agreement.

7. DESIGN AND LAYOUT

7.1 Design is also a reserved matter so details will be dealt with at a later stage and the plans currently submitted are merely indicative.

7.2 Under the original plans a large part of the housing was located at the front of the site either side of an access road leading from the current access to the A259 and bisecting the open space.

7.3 This access road will remain and will be the only vehicular access to the whole site, front and rear. There will be an emergency access controlled by a barrier at the boundary of the site at Manor Road North.

7.4 The area to the west of the access road will now be left open for the provision of a sports pitch (see below). The area to the east will still be developed for housing but the buildings will be set further back into the site to open out the views into the site from the A259.

7.5 The former main school building will be developed as apartments and most of the former school buildings behind the main building will be demolished to clear the site for the remainder of the housing. The only accesses to the rear of the site will be for cyclists and pedestrians.

8. OPEN SPACE AND SPORTS PROVISION

8.1 Under the applicant's original proposals the loss of the existing green space was mitigated by the significant areas of landscaping at the entrance to the site, other landscaped areas dotted through the site and smaller pockets of Open Space within the scheme including children's public play areas.

8.2 This limited provision of 'play space' did not make any allowance for the loss of sports facilities which had adversely affected several local sports clubs who had used the school's facilities prior to its closure in 2014.

8.3 This issue was taken up by Sport England following the original submission and a formal objection to the application was lodged with Lewes D.C.

8.4 The revised plans now show a full-sized sports pitch taking up the whole area to the west of the access/spine road off the A259 with space for changing facilities and parking.

9. HIGHWAYS

9.1 The applicant states that the access point to the site will ensure adequate visibility splays and that the ghost island to be provided will allow vehicles to turn into the site without obstructing the flow of traffic on the A259.

9.2 Estimated traffic generation and comparisons with the notional traffic generation of the former school are covered in the amended 'Transport Assessment'.

9.3 The applicant relies in the Assessment on surveys of actual traffic generation at comparable sites, buildings and uses elsewhere in the U.K. The applicant admits however that the number of comparable school sites in the relevant database is low, the implication being that less weight should be placed on the data. The estimated figures for the former school are based on two schools in Oxfordshire and Co. Durham. The projected figures for the proposed residential development should be more reliable as accurate data comparisons are more readily available.

9.4 There is no mention in the assessment of the effect and extent of the use of coaches and minibuses to transport the pupils to and from school. The number of pupils at the school at peak use, on which the data is based, is quoted as 550 of which 100 were day pupils. The implication is that the peak figure, and therefore the traffic generation, would have diminished over the years prior to closure in 2014.

9.5 However, it is difficult to offer clear advice on this complex issue without the benefit of the formal views of ESCC Highways.

10. HEALTHCARE INFRASTRUCTURE

10.1 Since the submission of the application there have been many concerns raised over the ability of local healthcare services to cope with the level of increased demand which this development is likely to create. National Planning Guidance makes it clear that Local Planning Authorities are expected to consult NHS bodies responsible for commissioning healthcare services and facilities on applications which could have a significant impact on the demand for these services. In this case; therefore the District Council would be expected to consult the local Clinical Commissioning Group and take its views into account in the decision making process along with the concerns of residents. Concern over the impact of a proposed development on the provision of healthcare services is not sufficient, in itself, to justify a refusal of consent, but any identified impact could be addressed through CIL funding and/or a planning obligation /condition.

10.2 Local GP surgeries did however respond to consultation on the original application stating that either the application should be refused or provision made for additional health facilities by the developers.

11. ECOLOGY

11.1 The ecological value of the site is assessed as low. The design at detailed stage will incorporate biodiversity landscaping to provide a net gain in biodiversity

12. DRAINAGE

12.1 Surface water drainage will be dealt with through use of a Sustainable Drainage System

13. HERITAGE

13.1 The Built Heritage Assessment accompanying the application concluded that four existing buildings on the site have some limited heritage significance but that only the main building, which is to be retained, has enough heritage value to warrant retention.

13.2 The main concern of English Heritage was the adverse affect of the housing to the west of the access road on the character and setting of the Grade II listed building adjoining the site, Sutton Manor .A formal objection was lodged with Lewes D.C based on this concern. It has now been dealt with by the removal of all the proposed housing to the west of the road and its replacement by the provision of the sports pitch

14. ARCHEOLOGY

14.1 Some investigations have been carried out. Any further investigations required can be secured by condition.

15. UTILITIES

15.1 Following a Utility Report the applicant concludes that the utilities network would support a new development of this size

16. COMMUNITY INFRASTRUCTURE LEVY/S.106

The applicants sets out the list of the District Council’s infrastructure provisions in Seaford i.e :-

Bus Service Improvements

Early Years Places

Primary and Secondary School Expansion

Capital Improvements to Healthcare provision (as mentioned in para 10 above)

Green infrastructure including outdoor sports facilities, equipped children’s playspace and casual children’s playspace

Capital costs associated with policing facilities.

In theory, CIL payments could be allocated to any of these provisions.

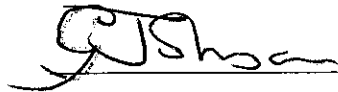
17. Financial Appraisal

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

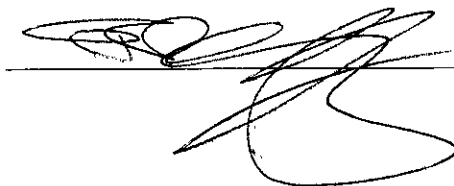
18. Contact Officer

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

Planning Officer



Town Clerk





Agenda Item No: 6
Committee: Planning & Highways Committee
Date: 6th April 2017
Title: Wildlife Verges
By: Geoff Johnson, Planning Officer
Purpose of Report: To inform the Committee on proposals by ESCC to specify locations in Seaford as 'Wildlife Verges'

Recommendations

You are recommended:

1. To consider the proposals set out below and make a response to ESCC.
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1. Introduction

- 1.1 ESCC Highways are consulting the Council on proposals to exclude certain areas from the grass cutting programme in order to encourage the growth of wild flowers which will in turn attract butterflies, bees and other wildlife.
- 1.2 The County Council has a legal duty to promote biodiversity under the Natural Environment and Communities Act 2006.

2. Consideration

- 2.1 There are four local sites proposed which have been suggested by residents and community organisations. These are at: -
 - a. Edinburgh Road
 - b. Kingsway
 - c. Marine Drive/Rookery Way
 - d. Manor Farm, Bishopstone

Plans of the exact locations have been circulated.

- 2.2 The County Council requires a quick response to the consultation as it is hoped to start the programme immediately. In the chosen sites, the level of wildlife interest will be monitored and a decision made as to whether that particular site should be retained as a permanently designated site.

3. Financial Appraisal

There are no financial implications to the Council from this report.

4. Contact Officer

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

Planning Officer

Town Clerk



Seaford Town Council

Report 138/16

Agenda Item No: 7
Committee: Planning & Highways Committee
Date: 6th April 2017
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 138/16 (ITEM 7) for PLANNING AND HIGHWAYS COMMITTEE- THURSDAY
6th APRIL 2017.**

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

APPROVED BY LDC- NO OBJECTION FROM STC:

LW/16/0898- Units 1 &2 123 Princess Drive- Display of Advertisements

LW/16/1013- 31 Micklefield Way- Amended Plans- Single Storey front and rear extensions

LW/16/1051- 29 Chyngton Gardens- Single storey extension replacing existing conservatory
and utility room extensions

LW/17/0027- 6 Maurice Road- Single storey front extension and garage conversion

LW/17/0059- 27 Bishopstone Road- Installation of raised decking at front

LW/17/0061- 4 Meads Road- Side extension at first floor level and front dormer

LW/17/0062- Land at Chichester Close- Demolition of garages and erection of 3 houses

LW/17/0063- 10 Hartfield Road- Erection of two storey extension and roof extension

LW/17/0070- 44 Kingsmead- Two storey rear extension

LW/17/0071- 6 Willow Drive- Demolition of existing porch and rebuild with extension

LW/17/0101- 4 Seagrove Way- Garage Conversion and relocation of garage door

REFUSED BY LDC-OBJECTION FROM STC:

LW/17/0094- 5 Vale Road- Erection of two bed dwelling with two off-street parking places

APPROVED BY LDC – OBJECTION FROM STC:

None

REFUSED BY LDC-NO OBJECTION FROM STC

None