



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 11th January 2018**

James Corrigan
Town Clerk
4th January 2018

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 15th December 2017

Seaford LW/17/1006	44 Sutton Park Road Planning Application - Erection of fence at the front and side of the property, additional door on the front of the property for Mr D Clift
Seaford LW/17/1013	17 Hill Rise Planning Application - Rear two storey extension, single storey rear extension, new roof over an enlarged first floor area, installation of bay windows for Mrs J Fisher
Seaford LW/17/1018	16 Landsdown Road Planning Application - Alterations to existing roof, replacement conservatory and new front entrance porch for Mr B Hird
Seaford LW/17/1028	Grafton Surrey Road Planning Application - Orangery to rear elevation for Ms C Rafferty

Planning Applications weeks ending 22nd and 29th December 2017

Seaford LW/17/1023	Questover Eastbourne Road Planning Application - Demolish existing garage/utility area and rebuild to form double garage for Mr & Mrs C Staples
Seaford LW/17/1034	72 Vale Road Planning Application - Variation of condition 3 in relation to planning application LW/15/0315 for Leach Projects Ltd
Seaford LW/17/1041	18 The Holt Planning Application - Detached three bed dwelling and associated facilities for Miss R Wollard
Seaford LW/17/1051	17 Kimberley Road Planning Application - Single storey side extension, addition of new handrails and steps to an existing balcony area for Mr A Wood
	<u>Re-consultation</u>
Seaford LW/17/0963	34 Salisbury Road Amended Plans-Single storey extension with raised terrace and steps (Previously considered at the meeting on 7 th December 2017)

5. Lewes Local Plan Part 2 – Consultation Draft

To consider the Planning Officer's report 104/17 and respond to the consultation currently being carried out by Lewes D.C

6. Update Report

To note report 105/17 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 11TH JANUARY 2018

AGENDA ITEM 5 – LEWES LOCAL PLAN PART 2- CONSULTATION DRAFT

REPORT OF PLANNING OFFICER (104/17)

1. INTRODUCTION

1.1 The Consultation Draft of the Lewes District Local Plan Part 2 was published on 30th November 2017. The Consultation period expires on 25th January 2018.

1.2 The document takes the strategies and objectives of the Joint Core Strategy of 2016 to the next stage by identifying and allocating additional sites for development growth and setting out detailed development management policies to guide development and change

2. SITE ALLOCATIONS AND NEIGHBOURHOOD PLANS

2.1 Where a Town or Parish Council is developing a Neighbourhood Plan it is left to that Plan to allocate sites for specific uses and these areas are excluded from the allocations in the Draft. In these areas the saved policies of the Local Plan of 2003 will continue to apply until the Neighbourhood Plan has been approved at referendum.

3. HOUSING GROWTH IN SEAFORD

3.1 The minimum figure for housing growth to be provided in the Seaford Neighbourhood Plan (as confirmed in the Consultation Draft) is 185 dwellings.

3.2 In the Spatial Policy 2 of the 2016 Joint Core Strategy (JCS) the overall minimum target for housing growth for the District was 6,900. It was estimated that approximately 600 dwellings would come from windfall sites and a further 200 dwellings from sites to be identified in district-wide locations to be determined through Part 2 of the Local Plan.

3.3 The identification of the Newlands School site and the subsequent granting of outline consent for 183 dwellings post-dated the adoption of the Spatial Policy in the JCS, so, as explained in Para 2.9 of the Draft, the site will take up most of this 200 dwelling allocation and will not be included in the 185 dwelling planned growth figure from the JCS.

3.4 Members were concerned about this anomaly when the issue arose during the processing and determination of the Newlands application. It does appear irrational that 90% of the additional housing from 'emerging' sites identified in the JCS should come from a single site in Seaford without the JCS figure for housing growth in Seaford being adjusted to take account of the potential impact on the town's essential services and infrastructure. This issue was not contemplated at the time the JCS was being considered.

3.5 Para 2.10 of the Draft goes on to explain that the remaining 17 dwellings of the 200 will be delivered from an allocation in the Plumpton Neighbourhood Plan; however there are various other small to medium sized sites locally which have emerged and been approved since the JCS was adopted which will contribute to the 600 dwelling windfall allocation and which are not taken into account either in the 185 housing growth figure for the NP or the 200 residual figure referred to

above. This factor could lead to Seaford providing up to 700 dwellings to the overall provision for the District i.e almost 4 times the original growth figure specified in the JCS

3.6 The District Council would probably argue that the various figures estimated and proposed for housing growth are minimum figures only but it is apparent that Seaford is having to bear a disproportionate share of housing growth required throughout the whole District at a time when essential services in the town, such as health and education, are already under great pressure.

3.7 Members may wish to pursue this issue further in the Council's response to the Consultation Draft.

4. GYPSY AND TRAVELLER ACCOMMODATION

4.1 The Draft refers to the fact that there is still a need to locate five permanent pitches within the District (and outside the National Park) and eight transit pitches within the County for gypsy and traveller accommodation in line with Core Policy 3 of the JCS. None of the Neighbourhood Plans adopted or emerging have allocated any sites for these pitches.

4.2 The search for the pitches will continue through the planning process based on the criteria in Core Policy 3

5. DEVELOPMENT MANAGEMENT POLICIES

5.1 The Draft sets out new criteria based policies which will be applied to applications for the various categories of new development and which replace the saved policies from the 2003 Local Plan

5.2 These include DM13 Retention of Visitor Accommodation and DM12 Camping and Caravan Sites, DM33 Heritage Assets and DM34 Areas of Established Character.

5.3 The inset map for Seaford shows an area south of Cuckmere Road extending to Chyngton Way and South Way and bounded to the east by Rodmell Road as an Area of Established Character where new development will be expected to conform with the existing character of the area.

5.4 Other more general policies relating to residential development, extensions etc are set out in policies DM 29-31

5.5 The full Consultation Draft is available on the Lewes D.C website at www.lewes-eastbourne.gov.uk/planningconsultation

6. RECOMMENDATION

6.1 The Committee is recommended to consider the policies and proposals in the Consultation Draft and make a formal response to Lewes D.C

Geoff Johnson

Planning Officer

3rd January 2018



Seaford Town Council

Report 105/17

Agenda Item No: 6
Committee: Planning & Highways Committee
Date: 11th January 2018
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 105/17 for PLANNING AND HIGHWAYS COMMITTEE- THURSDAY 11th JANUARY 2018.

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

APPROVED BY LDC-NO OBJECTION FROM STC

LW/17/0572- **1 LIONS PLACE** -Two storey side extension (16/11)

LW/17/0790- **1 ROEDEAN CLOSE**- Two storey rear and side extension (26/10)

LW/17/0803- **1 VALE CLOSE**- Four-bedroom dwelling (07/12)

LW/17/0937- **25 BLATCHINGTON HILL**- Single storey rear extension (07/12)

LW/17/0907- **45 STEYNE ROAD**- Listed Building Consent for fireplace, hearth and surrounds (07/12)

APPROVED BY LDC – OBJECTION FROM STC

LW/17/0553- **8 BELGRAVE ROAD**- Construction of wooden shed/workshop (16/11) n.b condition attached prohibiting any commercial use

LW/17/0847- **16 CHURCHILL ROAD**- Demolition of garage and erection of split level detached bungalow (26/10)

REFUSED BY LDC-OBJECTION FROM STC

LW/17/0814- **2 SALISBURY ROAD**- Demolition of garage structures and erection of two-bed detached dwelling (16/11)

REFUSED BY LDC-NO OBJECTION FROM STC:

None