



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 12th December 2019** at **7.00 p.m.** which you are summoned to attend.

James Corrigan
Town Clerk
4th December 2019

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 for week commencing 11th November 2019

Seaford	14 Marine Crescent
LW/19/0818	Planning Application – Proposed garage to the rear/side of the property for Mr P Dawson

Planning Applications for week commencing 18th November 2019

Seaford	31 Princess Drive
LW/19/0811	Planning Application – Single storey side extension for Ms J Bowman

Seaford	4 Ash Drive
LW/19/0803	Planning Application – Demolition of existing of existing study and out building and replacement with single storey rear extension. Renovation of front elevation to include timber cladding, replacement soffits, fascias, rainwater goods and fenestration for Ms C Davies

Seaford	58 Tudor Close
LW/19/0835	Planning Application – Proposed double storey side extension for Mr R Tutt

Seaford **4 Audrey Close**
LW/19/0702 Planning Application – Proposed conversion of existing dwelling into two
Dwellings with vehicle crossover for Mr M Heather

Planning Applications for week commencing 25th November 2019

Seaford **Flat 18 Sutton Park Road**
LW/19/0830 Planning Application - Erection of external staircase for Mohamed Hayder

Seaford **1 Stonewood Close**
LW/19/0837 Planning Application – Proposed loft conversion for Ross Pavey

Seaford **32 Rookery Way Bishopstone**
LW/19/0860 Planning Application – Proposed new gable roof with front and rear
dormers to replace existing roof with rear dormer for Lucy Allen

Seaford **46 Sutton Avenue**
LW/19/0842 Planning Application – Proposed separate dwelling in rear garden for
Andy Hunt

Seaford **12 Milldown Road**
LW/19/0831 Planning Application – Proposed single storey side and two storey rear
extensions for Mr S Ibbitson

Planning Applications for week commencing 2nd December 2019

Seaford **10 Beacon Drive**
LW/19/0852 Planning Application – Single storey rear/side extension (retrospective)

5. Newlands School Development

To consider the report 117/19 of the Planning Officer on this matter

6. Homefield Place Homefield Road – Application LW/19/0364

To consider the report 116/19 of the Planning Officer on this matter

7. Update Report

To consider report 115/19 of the Planning Officer on decisions taken by Lewes D.C
on applications previously considered by this Committee

Circulation:

Committee: Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman).
Councillors N Adil, J Edson, M Everden, A Latham and J Lord.

For Information: Councillors L Boorman, P Boorman, M Brown, J Cash, S Dunn, M Hayder,
R Hayder, O Honeyman, J Meek, R Morland, R Reed, G Rutland and B Webb.



Seaford Town Council

Report 117/19

Agenda Item No: 5
Committee: Planning & Highways Committee
Date: 12th December 2019
Title: Newlands School Development – Update
By: Geoff Johnson- Planning Officer
Purpose of Report: To provide updated information on the progress of the Newlands Development applications

Recommendations

You are recommended:

To consider and note the report

1. Information

Members will recall that the Lewes District Council's Planning Applications Committee, at The meeting on 30th October, approved the applications for the Newlands development.

Due to the standing objection from Sport England based on the provision of sports facilities, the application had to be referred to the Government Office for the South-East for consideration as to whether the applications should be 'called-in' for determination by the Secretary of State.

It has now been confirmed that the Secretary of State will not 'call-in' the application and is happy for it to be determined by the Local Planning Authority

This means that the issue of the provision of additional sports facilities in the town to replace those provided at Newlands School will be covered, via the s.106 Agreement, by a payment from the developers to the Town Council towards the establishment of a football academy. The Town Clerk is in touch with potential site owners and will report back to the Council once progress has been made

2. Financial Implications

There are no financial implications for the Council arising from this report

3 Contact Officer

The contact officer for this report is Geoff Johnson, Planning Officer

Planning Officer.....



Seaford Town Council

Report 116/19

Agenda Item No:	6
Committee:	Planning & Highways Committee
Date:	12th December 2019
Title:	Application LW/19/0364 – Homefield Place Homefield Road
By:	Geoff Johnson Planning Officer
Purpose of Report:	To inform the Committee of the decision made by Lewes D.C to grant consent on this application

Recommendation

You are recommended to give your views on the issues raised in the report.

1. Information

At the Committee meeting on 27th June 2019 members considered application LW/19/0364 for the demolition of the existing building 'Homefield Place' Homefield Road and its replacement with a new 55-bed care home with associated access works including access parking and landscaping

After hearing representations from the applicant's agent and from members of the Neighbourhood Plan Steering Group it was resolved to raise an objection to the proposals on the following grounds:-

- a) That Homefield Place was a site allocated for general housing (including affordable housing) in the Seaford Neighbourhood Plan.
- b) That the plan, although still not adopted, was at a late stage of the planning process having been through several rounds of public consultation and been approved formally by the Town Council. No objection had been raised to this particular allocation.
- c) The report submitted by the applicants alleging and supporting a demonstrable need for more care home beds was flawed in that it covered too large and arbitrary an area, i.e. a 10km radius of Seaford, rather than concentrating on the Town itself where there was an acknowledged surplus of care home beds.
- d) That under the guidance in Para 48 of the NPPF (2018) weight could and should be placed on the emerging Neighbourhood Plan sufficient to support a formal objection in that, by effectively removing a prime residential site from the Plan allocation in favour of a use for which there was no demonstrable need, it would undermine the implementation of the Plan and be directly contrary to its policies and provisions.

2. The District Council's Decision

The application was reported to the District Council's Planning Applications Committee on 20TH November 2019 with a recommendation for approval.

The conclusions of the Planning Officer on the Town Council's objection were as follows:-

- a) The proposals fall in the same use class as the existing building on the site.
- b) There are no specific policies relating to this type of accommodation within the adopted or emerging Development Plan, however the need to acknowledge the growing need for specialist accommodation suitable for older people is set out in the adopted LPP1.
- c) Furthermore, National Planning Practice Guidance (NPPG) states that LPAs should count such housing, including residential care homes, against their housing requirement.
- d) It is noted that the Town Council has lodged an objection to the proposal as the site is included in the draft Neighbourhood Plan for general needs housing for 19 units. The SNP has been through local consultation stage, which closed on 5th July. The Examination into the SNP is due to conclude in November 2019. The SNP should be afforded some weight in the determination of this application. However, on balance and given the NPPG advice that acknowledges specialist housing is both needed and does count towards the council's housing requirement, it is not considered that the proposal should be refused based on the Town Council's objection alone.

The Planning Applications Committee subsequently granted consent based on the officer's recommendation

3. Commentary

The District Council's decision reflects the fact that the provisions of the Neighbourhood Plan will not carry full weight in the planning process until it has completed all its stages through to formal adoption following a referendum.

In this particular application another significant factor was that no change of use was proposed and the perceived need for additional care home beds was supported by policy and reflected in the fact that the applicants had opted to retain the care home use rather than general housing

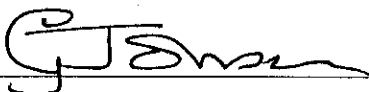
4 Financial Appraisal

There are no financial implications for the Council in this report

5. Contact Officer

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

Planning Officer





Seaford Town Council

Report 115/19

Agenda Item No: 7
Committee: Planning & Highways Committee
Date: 12th December 2019
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 115/19 for PLANNING AND HIGHWAYS COMMITTEE- THURSDAY 12th DECEMBER 2019. ITEM 7

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

APPROVED BY LDC-NO OBJECTION FROM STC

LW/19/0671 - Annecy Catholic Primary School – Construction of two single storey extensions to existing classrooms, a partially covered play-area and two external stores

LW/19/0700 - 14-16 Sutton Park Road – Advertisement Consent – New signage to replace existing

LW/19/0705- 4 North Camp Road – Erection of part two-storey part first floor side extension

LW/19/0704 - 9 Hastings Avenue – Single storey rear extension and garage conversion-

LW/19/0721 – 34 St Andrews Drive – Erection of replacement conservatory

LW/19/0708 – 15 Sandore Road – Demolish existing conservatory and replace with a single storey rear extension

LW/19/0726 – 62 North Way – New two storey side and single storey rear extensions to replace garage and timber shed

LW/19/0746 – 6 North Way – Single storey side extension

APPROVED BY LDC – OBJECTION FROM STC

LW/19/0364 – Homefield Place Homefield Road – Demolition of existing building and replacement with 55-bed care home (Use Class C2) – See report at item 6 above

REFUSED BY LDC-OBJECTION FROM STC

None

REFUSED BY LDC-NO OBJECTION FROM STC

None