



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 21st February 2019** at **7.00 p.m.** which you are summoned to attend

James Corrigan
Town Clerk
13th February 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 Week commencing 20th January 2019

Seaford
LW/19/0058

57 Blatchington Road

Planning Application – Proposed installation of access door and three additional garage doors to SW elevation and glazing/doors to the NE elevation for Mr and Mrs Newton Turner

Seaford
LW/19/0033

Cheney's Restaurant 24A Sutton Avenue

Planning Application – Proposed alterations to Pattern and Spa rooms to form a two-bedroom dwelling for Sussex Housing and Care

5. Lewes District and South Downs Local Plans Update

To consider report 162/18 of the Planning Officer

6. Age Concern Charity Shop , 6 Church Street

To consider report 163/18 of the Planning Officer

7. Talland Parade

To consider report 164/18 of the Planning Officer

8. Proposed Road Closure - Good Friday Procession of Witness

To consider report 165/18 of the Planning Officer

9. Update Report

To consider report 166/18 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 D Argent, L Freeman, N Freeman, J Elton, A Latham. J Lord and P Lower.

For Information: Councillors S Adeniji, P Boorman, M Brown, D Burchett, B Burfield, T Goodman, R Hayder, O Honeyman, M Wearmouth, B Webb and C White.



Seaford Town Council

Report 162/18

Agenda Item No:	5
Committee:	Planning & Highways Committee
Date:	21st February 2019
Title:	Local Plans Update
By:	Geoff Johnson Planning Officer
Purpose of Report:	To inform the Committee of the latest position with regard to the Lewes District and the South Downs National Park Authority Local Plans

Recommendation:

You are recommended to respond to note the report.

1. Information

The two new local plans covering the town of Seaford are both reaching the final procedural stages prior to adoption later this year. Further information on the progress of each plan is set out below

2 The Lewes District Local Plan

The Committee considered the submission draft of the Lewes D.C plan at the meeting on 1ST November 2018.

There was an objection submitted to policy E1 of the plan which allocated land for commercial/employment development east of Newhaven Harbour. The grounds for the objection were that development in that area would encroach on Tidemills and the National Park and would have a serious visual impact on views across the Harbour from Bishopstone and Seaford seafront.

It was submitted that the proposed Port Access Road should form the eastern boundary of any new development in order to protect the sensitive areas of Tidemills and the beach and that the policy also ran contrary to the need to protect designated areas of high amenity value set out in the National Planning Policy Framework

The consultation responses were considered by Lewes District Council at full Council on 28th November 2018.

At that meeting objectors to policy E1, including Councillor Penny Lower, raised further issues regarding the sustainability and validity of policy E1. The objections and concerns about the policy led to a contested vote on the resolution to take the Plan forward. The

necessary resolution was finally passed by 18 votes to 17. The plan, including policy E1 will now go before an Independent Inspector at the Examination in Public when there will be further consideration given to the policy.

Further information on the Plan will be reported when the arrangements for the Examination in Public have been confirmed.

3 The South Downs Local Plan

The Examination in Public of the South Downs Local Plan took place in November and December last year. Some modifications to the plan arising from the hearings have been published for further consultation. The consultation period expires on 28th March and it is anticipated that the Plan will be formally adopted a few weeks after the end of this final consultation.

A full list of the modifications is available on the SDNPA website

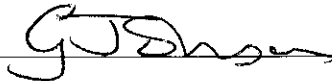
4 Financial Appraisal

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

5 Contact Officer

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

Planning Officer





Seaford Town Council

Report 163/18

Agenda Item No: 6

Committee: Planning & Highways Committee

Date: 21st February 2019

Title: Age Concern Shop , 6 Church Street

By: Geoff Johnson Planning Officer

Purpose of Report: To inform the Committee of recent issues with regard to the new front gate and trellis at 6 Church Street

Recommendation:

You are recommended to forward any further comments on the case to Lewes District Council

1. Information

A retrospective application for the retention of the wooden gate and trellis at the Age Concern Shop at 6 Church Street was considered by the Committee at the meeting on 1st November 2018 (Ref LW/18/0587)

The Committee acknowledged the need for the shop to prevent the 'dumping' of donations in the shop doorway but nevertheless objected to the retention of the gate and trellis on the grounds that they were out of character with and detrimental to the appearance of the Conservation Area in which the shop was situated

The application was approved under delegated powers on 12th November 2018. The report of the case officer refers to the limited budget of the charity, the need to prevent the dumping of 'unsaleable' items by members of the public but also the adverse impact of the gate on the Conservation Area. The approval was therefore made subject to the removal of the trellis and to a further condition requiring the gate to be painted in a similar colour to the rendering of the building

Subsequently further representations were made by the charity to the District Council referring to the dumping problem and pleading for the retention of the trellis. It was decided therefore to allow the shop to retain the trellis provided it was also painted.

There has been a continuing objection to the wooden gate and trellis from the local resident who first brought the matter to the Town Council's attention. He has now submitted a formal complaint to the District Council regarding the decision and the handling of the application. Details of the complaint letter will be given at the meeting

In view of the submission of the complaint and the unusual way in which the application was decided, members are requested to consider whether any further comments should be forwarded on the case to the District Council

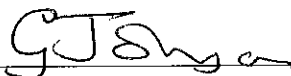
2. Financial Appraisal

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

A handwritten signature in black ink, appearing to read 'G Johnson', is written over a horizontal line.



Seaford Town Council

Report 164/18

Agenda Item No: 7

Committee: Planning & Highways Committee

Date: 21st February 2019

Title: Talland Parade High Street

By: Geoff Johnson Planning Officer

Purpose of Report: To update the Committee on the current situation on the development at Talland Parade

Recommendation:

You are recommended to consider whether any further representations should be made to Lewes District Council on this matter

1. Information and Background

There appears to have been very little work carried out at the development site at Talland Parade since the New Year

Although some work was carried out in the few months prior to Christmas and some progress has been made, the site is still an eyesore and the scaffolding is still in place, blocking access and causing an obstruction in Saxon Lane

There are still concerns from residents and business tenants at the site over access and possible structural problems

An application for an amendment to the approved plans (Ref LW/18/0973) which was considered by this Committee on 13th December 2018 was approved by the District Council on 28th January but has not led to the resumption of work

I have contacted Lewes District Council. The Council took enforcement action against the owners of the site last year which was successful in bringing about the resumption of work on the site. The District Council's latest response to the concerns is simply that their enforcement powers in these cases are limited. This implies that it would take a far longer period of inactivity before the District Council would consider taking further formal action



Seaford Town Council

Report 165/18

Agenda Item No: 8
Committee: Planning & Highways Committee
Date: 21st February 2019
Title: Proposed Road Closure
By: Geoff Johnson Planning Officer
Purpose of Report: To inform the Committee of a proposed road closure for the Good Friday Procession of Witness

Recommendation:

You are recommended to respond to Lewes District Council on the proposed road closure.

1. Information

An application has been received by Lewes District Council from Seaford Churches Together for a road closure for the Procession of Witness on Good Friday, 19th April 2019

The procession will require the closure of Place Lane eastwards to Broad Street and then southwards to High St, south-west down High St turning eastwards down South St to the Triangle at Steyne Road. (n.b It will not be necessary to close any part of Steyne Road) The proposed period of the closure is from 10.55 a.m to 11.40 a.m.

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



Seaford Town Council

Report 166/18

Agenda Item No: 9
Committee: Planning & Highways Committee
Date: 21st February 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 166/18 for PLANNING AND HIGHWAYS COMMITTEE

THURSDAY 21st FEBRUARY 2019. ITEM 9

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

APPROVED BY LDC-NO OBJECTION FROM STC

LW/18/0647 -51-53 BLATCHINGTON ROAD – Outline consent for conversion of existing building to three houses and erection of terrace of six houses (no comments forwarded)

LW/18/0981- 3 SOUTHDOWN ROAD – Single storey rear extension and new roof over existing extension

LW/18/0979- 6 HAWTH GROVE – Single storey side extension and loft conversion with 3 x rear dormers and 3 x front rooflights

LW/18/0994- 4 ESHER CLOSE – Extension to existing side extension

LW/18/0839 -15 CHYNGTON ROAD – Oak framed front extension and porch

LW/18/0860 -17 ROOKERY WAY – Single storey extension and raised decking at front

APPROVED BY LDC – OBJECTION FROM STC

None

REFUSED BY LDC-OBJECTION FROM STC

LW/18/0884 7 FREELAND CLOSE – Retention of front fence (reasons: adverse impact on the street scene and on neighbouring properties)

REFUSED BY LDC-NO OBJECTION FROM STC

None

Geoff Johnson

Planning Officer

13th February 2019