



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 30th January 2020** at **7.00 p.m.** which you are summoned to attend.

James Corrigan
Town Clerk
22nd January 2020

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 6th January 2020

Seaford	11 Westdown Road
LW/19/0900	Planning Application – Proposed single storey rear extension for Mr R Blackman

Seaford	78 Vale Road
LW/20/0013	Planning Application – Single storey wrap around extension and porch for G Walker and C Whitehead

Planning Applications for week commencing 13th January 2020

No applications received

Planning Applications for week commencing 20th January 2020

Seaford LW/19/0884 & 0885	Flat 10 Corsica Hall College Road Planning and Listed Building Consent – Subdivision of Flat 10 to create 2x self-contained dwelling units for Eagle Estates
--	---

5. Talland Parade

To consider the report 132/19 of the Planning Officer on this matter

6. Registration of Twittens and Footpaths

To consider the report 133/19 of the Planning Officer on this matter

7. Lewes Local Plan Part 2

To consider the report 131/19 of the Planning Officer on this matter

8. Referrals to LDC's Planning Applications Committee

To consider the report 135/19 of the Planning Officer on this matter

9. Road Closure Application – South Coast Triathlon

To consider the report 134/19 of the Planning Officer on this matter

10. Update Report

To consider report 136/19 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 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 132/19

Agenda Item No: 5
Committee: Planning & Highways Committee
Date: 30th January 2020
Title: Talland Parade
By: Geoff Johnson Planning Officer
Purpose of Report: To inform the Committee of recent developments involving the Talland Parade site

Recommendations

You are recommended:

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

1. Information

Officers from Lewes D.C are in continuing discussions with the Agent for the developers of the Talland Parade site

The latest information supplied by the Agent is that

‘ On Monday 13th the team will be back on site to finish off the shop for Autism UK to vacate the first floor which will facilitate the construction to move forward at first floor level. These works should take no longer that 2 weeks in total (depending on how long Autism UK actually take to vacate so that we can safely close off their first floor and continue with the development as planned).

The local MP is now involved in trying to resolve the problems and has published the following responses to concerns she has raised with Lewes D.C and East Sussex C.C

Lewes D.C Building Control

Our Building Control team has been responding to concerns about the scaffolding at Talland Parade since June 2017. Extensive checks were carried out by a Structural Engineer. The concerns were mainly the noise from flapping polythene sheeting. This was dealt with.

While Building Control can deal with specific concerns and undertake inspections the scaffolding company also has a duty to carry out routine checks under Health and Safety legislation. Reminders of this and notification of storm warnings etc are sent to the Company. Evidence of checks carried out have been supplied.

Lewes D.C Legal/Planning

Legally the owners/developers are entitled to retain the scaffolding in situ for as long as it is needed for operational purposes. There is a valid planning consent in place and following recent site visits the Planning Enforcement Officer has confirmed that works are being undertaken at the site. The Council would like to see the works carried out to a stricter timescale but has no powers to speed things up

East Sussex C.C Highways

It is acknowledged that the scaffolding tower overhangs and straddles the highway. The obstruction requires the full sanction of the Highways Authority. All the necessary licences are in place

The MP acknowledges that in light of these responses no action can be taken in the short term but she has given assurances that the matter will be kept under review.

Any further developments will be reported to the Committee


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



**ITEM 6 - PLANNING and HIGHWAYS COMMITTEE - 30th JANUARY
2020**

REPORT 133/19 of the PLANNING OFFICER

REGISTRATION OF TWITTENS and FOOTPATHS

Members on the Committee prior to the May 2019 elections will recall discussions about the registration of local twittens and footpaths .

The County Council, the authority responsible for the Definitive Map of Public Footpaths under the Rights of Way and Countryside Act 2000 had notified the Town Council that legal provisions would come into effect in 2026 prohibiting any new applications for registration in an attempt to make the Map truly 'definitive' and comprehensive in each area of the County.

ESCC advised each Town and Parish Council to set up surveys of all twittens, footpaths and other rights of way in their area , to locate those which were not already included on the Definitive Map and where necessary to collect the evidence for an application to ESCC to register them

A Working Party was set up led by former Councillor Penny Lower to carry out the initial work. A series of meetings was held through 2018 and into 2019 attended by members, interested local residents with representatives of the local branch of the Ramblers Association giving specialist advice.

Following the May elections the Working Party needs to be reconstituted so that the survey work can continue and we can ensure that all the necessary work is completed prior to the statutory deadline.

Ideally the working party should include a representative to cover each of the new Parish wards. Local residents could then be 'co-opted' to assist and the local Ramblers Association invited to continue making its contribution.

There are various maps available on the internet provided by ESCC and the National Street Gazetteer which can be used as a base for the surveys. There is also comprehensive information on the evidence necessary to support an application for registration.

The Committee is **RECOMMENDED** to set up a new Working Party to carry out the necessary work and to report back to the Committee on a six-monthly basis starting with the meeting on 4th June 2020

Geoff Johnson
Planning Officer, Seaford Town Council

22nd January 2020



Seaford Town Council

Report 131/19

Agenda Item No:	7
Committee:	Planning & Highways Committee
Date:	30th January 2020
Title:	Lewes Local Plan Part 2
By:	Geoff Johnson Planning Officer
Purpose of Report:	To inform the Committee of the Inspector's report

Recommendations

You are recommended:

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

1. Information

The Inspector's report following the Examination in Public of Part 2 of the Local Plan was published on 20th December 2019.

Overall, he found the Plan to be 'sound' but made some modifications to certain policies, notably policy E1 relating to development at Newhaven Harbour.

Members will recall that the Town Council had raised objections to the scope of this policy on environmental grounds in that, as drafted, it would have a detrimental impact on the Tidemills Area and the eastern edge of Seaford.

Former Councillor Penny Lower had addressed the Inspector on behalf of the Town Council at the Examination last April.

The Inspector ruled in his decision letter that the commercial uses covered by E1 should be restricted to 'port-related' uses going back to the original purpose of establishing a new ferry terminal. Also environmental constraints will be applied including a buffer zone to protect the Nature Reserve immediately to the east of the policy site

The relevant pages of the Appendix to the Inspector's report with deletions shown and additional text underlined are appended to this report

The final version of the Plan as modified will now be presented to the Lewes D.C for adoption

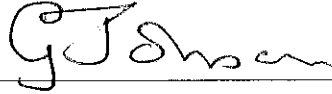
2. Financial Appraisal

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



			around within the site.
MM17	M40	Policy GT01, page 53	<p>Policy GT01: Land South of The Plough Add new criterion (h) to read: <u>The development will provide connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water; if non-mains drainage, an environmental permit will be required.</u></p>
MM18	M23	Following paragraph 3.17, page 59	<p>Policy E1: Land at East Quay, Newhaven Port Note: Further modification to Modification 23 in CD 012: Following paragraph 3.17, insert additional paragraphs to read:</p> <p><u>The majority of the site is located within the Tide Mills Local Wildlife Site, a non-statutory designation made in 1993 in recognition of the value of the coastal and floodplain grazing marsh and coastal vegetated shingle. These habitats are now included on the Government's list of habitats of principal importance for biodiversity conservation in England. Any development must therefore ensure that any loss or damage to the nature conservation interest of the site can be mitigated to achieve a net gain in biodiversity, in accordance with Policy DM24 (Protection of Biodiversity and Geodiversity). Appropriate mitigation should be identified by the applicant, along with the means for its delivery and maintenance.</u></p> <p><u>Appropriate mitigation should be identified by the applicant, along with the means for its delivery and maintenance. It is anticipated that such mitigation may include bringing the wider area of the Tide Mills Local Wildlife Site into positive management, including habitat creation (e.g. the creation of wet scrapes for birds) and controls on dog walking in order to avoid the more ecologically sensitive areas. This will involve working in partnership with all relevant organisations, including the Ouse Estuary Project.</u></p> <p><u>Due to the open nature of the coastline in this location, development is also likely to have an impact upon the setting of the South Downs National Park. Development proposals should therefore have due regard to Core Policy 10 (Natural Environment and Landscape Character) of the Local Plan Part 1, which seeks to conserve and enhance the landscape quality and scenic beauty of the Park, and be informed by the South Downs Integrated Landscape Character Assessment accordingly.</u></p> <p><u>Development of the site also has the potential to affect the setting of the Newhaven Fort Scheduled Monument and the Tidemills Archaeological Notification Area. The remains of the WW1 seaplane base also needs to be protected. Development proposals should therefore be</u></p>

			<p>accompanied by a heritage impact assessment and an appropriate archaeological assessment and evaluation of the site's archaeological and historic interest, in accordance with Policy DM33 (<i>Heritage Assets</i>) and Core Policy 11 (<i>Built and Historic Environment and High Quality Design</i>) of the Local Plan Part 1.</p> <p>A public footpath, which forms part of the proposed England Coast Path, runs through the site and any development proposals will be required to mitigate any harmful impact on the convenience, safety and amenity of this right of way, in accordance with Policy DM35 (<i>Footpath, Cycle and Bridleway Network</i>).</p>
MM19	-	Following paragraph 3.17, page 59	<p>Policy E1: Land at East Quay, Newhaven Port <i>New paragraph in supporting text to read:</i> <u>The exclusion of the area of the port from the submitted proposed port expansion, i.e. covering the vegetated shingle habitat to the south of the bunded footpath, would ensure the protection of the Seaplane base, which is an important although undesignated, heritage asset.</u></p>
MM20	M24	Policy E1, page 59	<p>Policy E1: Land at East Quay, Newhaven Port <i>Amend policy E1 to read:</i></p> <p>Policy E1: Land at East Quay, Newhaven Port</p> <p>Land at East Quay, as defined on the Policies Map (i.e. excluding the area of vegetated shingle habitat, situated to the south of the bunded footpath, which was included in the submitted Policy E1), is allocated for employment uses associated with Newhaven Port. Employment development which is not associated with port-related activity will be permitted only where it can be demonstrated that such development would not undermine the operational use of the Port. All development proposals should ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised. Development will be permitted subject to compliance with all appropriate development policies and the following criteria:</p> <ul style="list-style-type: none"> (a) <u>An ecological impact assessment is undertaken, and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity;</u> (b) <u>A visual and landscape character assessment is undertaken to ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised;</u> (c) <u>An appropriate assessment and evaluation of archaeological potential is undertaken,</u>

			<p>and any necessary mitigation measures implemented; and</p> <p>(d) <u>The provision of a landscaped buffer to the east of the site to create a buffer zone to protect the Nature Reserve immediately to the east of the proposed port expansion.</u></p>
MM21	M42	Paragraph 3.21, page 61	<p><i>Policy E2: Land Adjacent to American Express Community Stadium, Village Way, Falmer</i> <i>Amend paragraph 3.21 to read:</i> The design and massing of any proposed development will also need to consider the visual impact on both the Grade II registered Stanmer Park and the Listed Buildings within the University of Sussex campus. Careful consideration should be given to the choice of materials which should be complementary to those of the stadium, yet distinct and subservient, and designed to fit comfortably within the site's downland context. <u>The design and materials used should reflect the setting of the South Downs National Park, specifically paying reference to the South Downs Integrated Landscape Character Assessment (SDILCA) prepared by the South Downs National Park Authority.</u></p>
MM22	M43	Paragraph 3.23, page 61	<p><i>Policy E2: Land Adjacent to American Express Community Stadium, Village Way, Falmer</i> <i>Amend paragraph 3.23 to read:</i> Any development of land within the boundary of Brighton and Hove City Council will need to take account of the priorities set out in policy DA3 (Lewes Road Development Area) of the adopted Brighton & Hove City Plan Part 1. The main thrust of the City Council's strategy for the Lewes Road Development Area is to promote and enhance the role of the area for higher education, whilst securing improvements to the townscape, the public realm, green infrastructure, biodiversity and air quality. <u>In addition, sustainable transport infrastructure is required to ensure that the development does not have an adverse impact on the performance of the Falmer Interchange trunk road junction at the A27/B2123 Falmer junction.</u></p>
MM23	-	Policy E2, page 61	<p><i>Policy E2: Land Adjacent to American Express Community Stadium, Village Way, Falmer</i> Land adjacent to the American Express Community Stadium, as identified on the Policies Map, is allocated for B1a (offices) and/or D1 (health/education) and/or <u>other ancillary uses directly associated with the Stadium and/or Sussex and Brighton Universities.</u></p>
MM24	M28	Policy E2, page 62	<p><i>Policy E2: Land Adjacent to American Express Community Stadium, Village Way, Falmer</i> <i>Amend criterion (d) of policy E2 to read:</i> (d) The provision of green infrastructure and wider</p>



Seaford Town Council

Report 135/19

Agenda Item No: 8
Committee: Planning & Highways Committee
Date: 30th January 2020
Title: Referrals to LDC Planning Applications Committee
By: Geoff Johnson Planning Officer
Purpose of Report: To inform the Committee of updated guidance on the referral of applications

Recommendations

You are recommended: To note the contents of the report.

INFORMATION

Lewes District Council has issued updated guidance for the referrals of applications to the Council's Planning Applications Committee. The guidance reads as follows :-

Guidance Note for Town, Parish & District Councillors, December 2019

The majority of planning applications are decided by officers under delegated powers. Larger or more significant applications, or those that raise a significant level of public objection, are generally referred to the Planning Applications Committee for a decision.

Officers decide whether an application is referred to the Committee for determination having considered the rules set out in Lewes District Council's Scheme of Delegation.¹ This guidance note summarises the rules and sets out the procedure to be followed by members and officers. It applies to all planning applications² determined by Lewes District Council including those determined on behalf of the South Downs National Park Authority.

A District Councillor's request to have the application determined by committee, or an objection from a Town or Parish Council, is not an automatic trigger to committee.

An application will be referred to the Committee if:-

- 1. It is a significant departure from adopted policy and officers are recommending approval**
- 2. OR a member of the district council has requested a referral under the procedure set out below:-**

2.1. The request must be in writing, made within fourteen days of the publication of the weekly list and outline the reasoning in planning terms why the case should be determined by committee.

2.2. Requests will be evaluated by a senior officer and will be referred to committee unless the reason for the referral is not, in the opinion of the officer, reasonable or sufficient in planning terms to justify a referral (subject to the approval of the Chair of the committee).

2.3. The reasons for rejecting a referral will be recorded in the officer's delegated report. If there is likely to be a significant delay in the publication of the delegated report, a file note containing the reasons will be published on the online planning file available on the council's Planning Public Access system.

OR a Town or Parish Council submits an objection or comment in support (contrary to an officers recommendation to refuse) within any notification period relating to the application, unless the objection or comment in support is not, in the opinion of the officer, reasonable or sufficient in planning terms to justify a referral to committee in which case officers reasons will be recorded as set out in 2.3 above.

The rules came under scrutiny recently when the application for a new dwelling at the rear of Fieldings 18 Firle Road was not referred to Committee despite a strong objection from this Committee

Financial Appraisal

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

Contact Officer

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

Planning Officer





Seaford Town Council

Report 134/19

Agenda Item No: 9
Committee: Planning & Highways Committee
Date: 30th January 2020
Title: Road Closure Report
By: Geoff Johnson Planning Officer
Purpose of Report: Reporting details of a proposed road closure for the cycling leg of the South Coast Triathlon

Recommendations

You are recommended:

1. To respond to Lewes D.C on the application.
-

1. Information

- 1.1 Mr Chris Davies has applied to Lewes D.C for a road closure on **Saturday 22nd August 2020** for the cycling leg of the South Coast Triathlon
- 1.2 The proposed closure is of the lengths of the Esplanade and Marine Parade from the junction of the Esplanade with Cliff Gardens to the junction of Marine Parade and Claremont Road
- 1.3 The road will be closed from 0830 to 1430
- 1.4 Members comments are invited

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 136/19

Agenda Item No: 10
Committee: Planning & Highways Committee
Date: 30th January 2020
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.
-

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 136/19 for PLANNING AND HIGHWAYS COMMITTEE- THURSDAY 30th
JANUARY 2020. ITEM**

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

APPROVED BY LDC-NO OBJECTION FROM STC

**LW/19/0757 – 57 CARLTON ROAD – Demolition of existing bungalow and erection of a pair
of semi-detached chalet bungalows**

LW/19/0860 – 32 ROOKERY WAY – New gable roof with front and rear dormers

LW/19/0837- 1 STONEWOOD ROAD – Loft conversion with front and rear dormers

APPROVED BY LDC – OBJECTION FROM STC

**LW/19/0665 – SEAHAVEN MARITIME ACADEMY EAST QUAY NEWHAVEN HARBOUR –
Retrospective application for three-sided framework in training area (Approved at LDC
Planning Applications Committee 08/01/20)**

REFUSED BY LDC-OBJECTION FROM STC

None

REFUSED BY LDC-NO OBJECTION FROM STC

None

**Geoff Johnson
Planning Officer**

22nd January 2020