




Seaford Town Council

To members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held **via Zoom*** on **Thursday 4th March 2021** commencing at **7.00 pm** which you are summoned to attend.


Adam Chugg
Town Clerk
25th February 2021

***see overleaf for important information to join virtual meeting and accessing password**

PLEASE NOTE THAT THIS MEETING WILL BE VIDEO RECORDED

Agenda

1. Apologies for Absence and Declaration of Substitute Members

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

To deal with any questions, or brief representations, from members of the public in accordance with relevant legislation and Seaford Town Council Policy.

In accordance with Town Council policy, members of the public wishing to speak on individual planning applications may do so immediately before each planning application.

4. Planning Applications

Planning Applications received in week commencing Monday 1st February 2021

LW/20/0850- 37 Stafford Road – Installation of two external extractor units (retrospective) and three new external extractor units at the rear for Beechwood Vets

LW/21/0010 – 50 Chichester Road -Erection of rear conservatory, erection of steps from existing rear decking to garden, conversion and extension of existing garages to create a granny annexe for Mr Sutton

Planning Applications received in week commencing Monday 8th February 2021

LW/20/0894 – 2 Southdown Corner Chyngton Road - Demolish existing garage and rebuild to same footprint, erection of a single storey rear extension, demolish existing front porch and erection of a two-storey front extension for O and S Ellison-Bunce

Planning Applications received in week commencing Monday 15th February 2021

LW/20/0801 – 13 Deal Avenue – Loft conversion to include installation of a rear dormer and hip to gable extension for Mr King

LW/21/0034 – 1 Clemantine Avenue – Single storey rear extension for Y Polling

Planning Applications received in week commencing Monday 22nd February 2021

LW/20/0875 – 37 Fitzgerald Avenue – Erection of single storey side extension for Hamilton and Vickers

LW/21/0050 – 1 Lexden Drive – First floor side extension for Mrs J Peppard

LW/21/0018 – 53 Alfriston Road -Loft conversion to include raising ridge height, installation of 2x front dormers, 2x front rooflights and 1x rear dormer with a Juliet balcony for N Wheatman

Tree Works Applications

TW/21/0005/TPO – 9 May Avenue -T1, T2 & T3 - 3 No. Horse Chestnut - reduce and reshape crowns by 2.5 metres and thin crowns by up to 15% - to keep at a reasonable size and maintain shape for Mr Annisin

TW/21/0006/TPO – 1 Hamsey Lane -Purple Maple (T23) Crown reduce by 30% - leaving 70% of tree in place. recommended work by our arborist, James Smith to maintain the health and wellbeing of the tree. No maintenance work has been carried out on this tree since we have owned the property, the last five years, and the tree needs this work to re shape and rejuvenate it. variegated Maple (T24) also as above, crown reducing it by 30% - leaving 70% of tree in place, for same reasons for Mr & Mrs Canham

5. [Rainbow Walk - Proposed Road Closure 13th June 2021](#)

To consider report 142/20 of the Planning Officer informing the Committee of the proposed road closure on Sunday 13th June 2021 for the ‘Over the Rainbow’ charity walk. (pages 4 & 5).

6 [Unauthorised Development – 127 North Way](#)

To consider report 143/20 of the Planning Officer informing the Committee of unauthorised development at 127 North Way (pages 6 & 7)

7 [South Downs National Park – Camping and Glamping Technical Advisory Note](#)

To consider report 144/20 of the Planning Officer presenting the Committee with the South Downs National Park Authority’s Camping and Glamping Technical Advice Note for commenting on (pages 8 to 10).

8 [Lewes District Council – Land Availability Assessment](#)

To consider report 145/20 of the Planning Officer presenting the Committee with details surrounding Lewes District Council’s Land Availability Assessment (pages 11 & 12).

9 [Update Report](#)

To consider report 141/20 of the Planning Officer on recent decisions made by Lewes District Council on applications previously considered by this Committee (page 13).

For further information about items appearing on this Agenda please contact:

Adam Chugg, Town Clerk, 37 Church Street, Seaford, East Sussex, BN25 1HG

Email: adam.chugg@seafordtowncouncil.gov.uk

Telephone: 01323 894 870 (*please note that due to working from home, this phone line is not currently manned, so please leave a voice message and this will be picked up and forwarded to the relevant member of staff to deal with*)

Zoom Meetings

In line with the Coronavirus Act 2020 and subsequent regulations governing local authorities meetings, the Council will be holding this meeting via the online video conference facility, Zoom.

To join the Zoom meeting follow this link:

<https://zoom.us/j/99267602949?pwd=M1E0SnZBVW9YenNOK0RnVXdqT05zZz09>

Meeting ID: 970 1945 6794

Password: to ensure online security it is recommended that meeting passwords are not publicised and are given directly to those intending to attend the meeting.

Please therefore email admin@seafordtowncouncil.gov.uk for the password at least 24 hours before the scheduled meeting date.

Telephone number to join by audio only: 992 6760 2949 (you will be prompted to enter the meeting ID and password before joining the meeting)

Zoom Joining Instructions and Guidance on Attending and Taking Part in Zoom meetings are available to download from <https://www.seafordtowncouncil.gov.uk/council-meetings/>



Seaford Town Council

Report 141/20

Agenda Item No: 5

Committee: Planning & Highways

Date: 4th March 2021

Title: Rainbow Walk - Proposed Road Closure 13th June 2021

By: Geoff Johnson, Planning Officer

Purpose of Report: To inform the Committee of the proposed road closure on Sunday 13th June 2021 for the 'Over the Rainbow' charity walk.

Recommendations

The Committee is recommended:

1. To consider the application and forward any comments to Lewes District Council.

1. Information

- 1.1 At the meeting on 5th January 2021 the Committee considered an application submitted by the Seaford Rotary for road closures in respect of the 'Over the Rainbow' Charity Walk due to take place on Sunday 21st March 2021. It is a sponsored fancy-dress charity event for individuals and groups.
- 1.2 The walk has now been rearranged for 13th June 2021 so Lewes District Council is having to carry out a new consultation with the relevant authorities.
- 1.3 The road closure request in the application covers The Esplanade from Splash Point (the groyne) to Marine Parade at Buckle Close.
- 1.4 The period of closure requested is from 1300 to 1800.
- 1.5 There have been discussions with the organisers as to whether a road closure is actually required for the event and consideration is being given to holding the event on a length of the promenade rather than the seafront road. Further details and updates will be given at the meeting.
- 1.6 Members are requested to consider the application and forward any comments to Lewes District Council.

2. Financial Appraisal

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

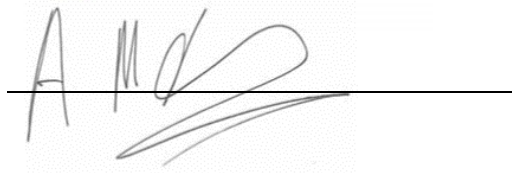
3. Contact Officer

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

Planning Officer

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Town Clerk

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Seaford Town Council

Report 143/20

Agenda Item No:	6
Committee:	Planning & Highways
Date:	4th March 2021
Title:	Unauthorised Development – 127 North Way
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To inform the Committee of unauthorised development at 127 North Way.

Recommendations

The Committee is recommended:

- 1. To agree that Lewes District Council be requested to take prompt and effective enforcement action in respect of the unauthorised development at 127 North Way.**

1. Information

1.7 On 8th October 2020 the Committee considered a retrospective application LW/20/0387 for the variation of approved plans for a loft conversion and roof extension with rear dormer and balcony, plus single storey ground floor rear extension. The original scheme had been approved late in 2019 under ref LW/19/0607 and no objection had been raised by the Committee; however the building work which took place following consent went far beyond what was approved.

1.8 At that meeting it was RESOLVED as follows:-

‘The Committee took into account the scheme approved last year under LW/19/0607 but considered that the application should be refused on the following grounds:-

- 1) The rear extension and balcony constitutes a gross overdevelopment of the plot. The scheme is completely out of character with other properties in the area and akin to grafting a new dwelling on to the rear of the original property.
- 2) The enlargement of the balcony space and the increase in the height of the extension, notwithstanding the extension of the side screens, would have a seriously adverse impact on the amenities and privacy of neighbouring residents and on the use of their rear gardens through overlooking, overdominance and general disturbance.
- 3) The new kitchen window and side window would also have an adverse impact on the neighbour through overlooking and loss of privacy.

4) The proposals are therefore contrary to local plan policies DM25 and DM29 .

5) In addition, there is no detail supplied on the proposed treehouse and the letters of support submitted should be largely disregarded as, apart from one, they are not from residents in the immediate locality of the property'

1.9 Lewes District Council refused the application on 12th November 2020 under delegated powers.

1.10 The officer reported that overall, it was considered that the amendments proposed to the balcony and rain screen were a significant alteration to the bulk of the approved plans, which are unsympathetic and unneighbourly in their design causing unacceptable adverse impact on the amenities of neighbouring properties in terms of privacy and with its 5.1 m height introducing overshadowing which is in conflict with Policy DM25 of the Lewes District Local Plan Pt2, being significantly larger than that originally approved. Through its significant increase in size and scale, the proposed balcony and rainscreen amendments were considered to be in conflict with Policy DM25 of the LDLP Part 2.

2. Current Situation

2.1 The applicant indicated that he would appeal the refusal and Lewes DC decided to delay enforcement action to await the appeal. However the deadline has now passed and it appears that no appeal has been lodged.

2.2 Over the past year the neighbour/complainant has had to put up with constant noise and disturbance from the carrying out of the unauthorised works as well as loss of privacy and amenity from the result of those works.

2.3 I have been in regular touch with the complainant and with the enforcement officers at Lewes DC. In the circumstances , with the appeal deadline having passed, enforcement action is the only way of resolving the problem and it should be supported by the Town Council.

3. Financial Appraisal

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

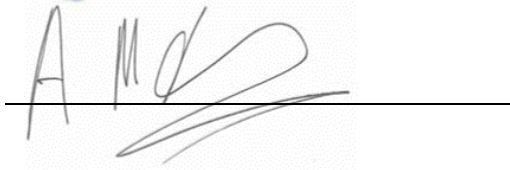
4. Contact Officer

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

Planning Officer



Town Clerk





Seaford Town Council

Report 144/20

Agenda Item No:	7
Committee:	Planning & Highways
Date:	4th March 2021
Title:	South Downs National Park – Camping and Glamping Technical Advisory Note
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present the Committee with the South Downs National Park Authority’s Camping and Glamping Technical Advice Note for commenting on.

Recommendations

The Committee is recommended:

- 1. To support the South Downs National Park Authority’s Camping and Glamping Technical Advice Note.**

1. Information

- 1.1 The South Downs National Park Authority’s Technical Advice Note on Camping and Glamping was published as a draft for consultation earlier this month. The full text of the Advice Note (TAN) was forwarded to members by e mail on 16th February.
- 1.2 The TAN has been produced to help guide applicants and agents when applying for planning permission for camping and glamping tourism accommodation. The document is intended to be read alongside policies in the South Downs Local Plan (SDLP) and the Partnership Management Plan (PMP).
- 1.3 On adoption, the TAN will be a material consideration that will be taken into account by decision makers at the SDNPA and the host authorities when determining planning applications for camping and glamping. The purpose of the Camping and Glamping TAN is to give clear direction to all those who will be submitting a planning application for new camping or glamping development in the SDNP.
- 1.4 The TAN has five objectives:
 - Explain the special qualities of the National Park that attract campers and glampers to the area

- Explain how to make an appropriate planning application for camping or glamping within the sensitive landscape of the National Park
- Explain how to meet Local Plan Policies especially Policy SD23: Sustainable Tourism • Provide information on permitted development and other planning matters
- Provide further information on sustainable tourism in the National Park Camping and Glamping Technical Advice Note.

1.5 The TAN also explains how camping and glamping applications can meet both national park purposes by both providing great places for people to camp or glamp and enjoy the special qualities of the National Park whilst conserving and enhancing its landscape, wildlife and cultural heritage. Camping and glamping development should contribute to the National Park's First Purpose and not detract from it.

1.6 The consultation exercise is concentrated on Town and Parish Councils throughout the National Park.

2. The Technical Advice Note

2.1. The TAN centres on the need for any camping /glamping to comply with the main relevant policy in the South Downs Local Plan ; Policy SD23 Sustainable Tourism.

2.2. This policy reads in full:-

Strategic Policy SD23: Sustainable Tourism

1. Development proposals for visitor accommodation, visitor attractions and recreation facilities will be permitted where it is demonstrated that:

- a) The proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the special qualities;
- b) The design and location of the development minimises the need for travel by private car and encourages access and/or subsequent travel by sustainable means, including public transport, walking, cycling or horse riding;
- c) Development proposals will not detract from the experience of visitors or adversely affect the character, historical significance, appearance or amenity of the area;
- d) Development proposals make use of existing buildings, and, if no suitable existing buildings are available, the design of any new buildings are sensitive to the character and setting;
- e) Ancillary facilities are not disproportionately large in relation to the rest of the visitor facilities;
- f) Any proposal does not have an adverse impact on the vitality and viability of town or village centres or assets of community value; and
- g) Where proposals are located outside settlement policy boundaries as defined on the Policies Map, they:
 - i. Positively contribute to the natural beauty, wildlife and cultural heritage of the National Park; and
 - ii. Are closely associated with other attractions/established tourism uses, including the public rights of way network; or
 - iii. Are part of farm diversification schemes or endorsed Whole Estate Plans.

2. Development proposals that would result in the loss of visitor accommodation, visitor attractions and recreation facilities will not be permitted unless:
 - a) Evidence is provided that the current use is financially unviable and a robust marketing campaign of at least 12 months has been carried out that clearly demonstrates there is no market demand for the existing use or an equivalent tourism use; or
 - b) The current use or related development harms the special qualities.
 3. The Authority will support a year-round visitor economy, while ensuring the facility remains for visitor use only.
 4. Development proposals, on their own or cumulatively with other development uses, must not prejudice or disadvantage people's enjoyment of other existing and appropriate tourism and recreation activities. Development proposals that generate significant additional pressure upon the surrounding rights of way network will be required to mitigate these impacts. Details of the marketing requirements are set out in Appendix 3.
- 2.3. The TAN also covers other relevant policies of the Local Plan, the recommended features of the ideal sustainable site, relevant provisions of the Countryside Code, and guide to the planning process for camping /glamping application to provide a comprehensive informative advice note.

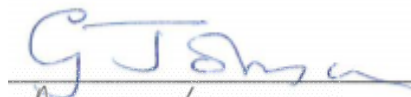
3. Financial Appraisal

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

4. Contact Officer

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

Planning Officer



Town Clerk





Seaford Town Council

Report 145/20

Agenda Item No:	8
Committee:	Planning & Highways
Date:	4th March 2021
Title:	Lewes District Council – Land Availability Assessment
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present the Committee with details surrounding Lewes District Council's Land Availability Assessment

Recommendations

The Committee is recommended:

- 1. To agree comments on the list of sites submitted to be forwarded to Lewes District Council.**

1. Information

- 1.1 Members will be aware that the current Local Plan Part 1 which was adopted in May 2016, expires in May this year and that preparations are underway for its replacement.
- 1.2 Under the current plan the District Council has had to meet a requirement to provide 345 dwellings per year during the five-year term. As from May that annual requirement rises to 780 dwellings.
- 1.3 The District Council has recently published a 'call for sites' for possible inclusion in the new Local Plan which should reach adoption stage in late 2023.
- 1.4 The District Council is under an obligation to make every effort to find and investigate every site which could be capable of delivering the development required under the Plan.
- 1.5 It is important that the assessment is robust and justified, as many of the rejected and omitted sites will be scrutinised by the government inspector at examination.
- 1.6 The Town Council has received the list of sites in Seaford which have been submitted to Lewes District Council in response to the 'call for sites' and has been requested to share members' local knowledge on each site to assist the District Council's assessment.
- 1.7 The table setting out the list of sites with additional information and the map supplied by Lewes District Council were circulated to all members of the Council by email on 16th February, with the list of sites included below for clarity:

Site Ref	Site Address
01SF	Land to the South of Chyngton Way, Seaford
04SF	Gas Works Site, Blatchington Road
05SF	East Street Car Park
07SF	Sutton Road car park
08SF	Site 1 - Land North of Crown Hill off Firle Road
09SF	Site 2 Land North of Crown Hill Off Firle Road
10SF	Site at the Beachcomber, Dane Road, Seaford
11SF	The Hawth, Surrey Road, Seaford
14SF	Buckle Car Park, Marine Parade (parcels A & B)
15SF	Buckle Car Park, Marine Parade (Parcels A,B C)
18SF	6 Steyne Road
20SF	Holmes Lodge, 72 Claremont Road, Seaford
22SF	Land at Florence House, Southdown Road
24SF	Station Approach/ Dane Road
29SF	Land rear of Chichester Road
34SF	Seaford Health Centre, Dane Road
49PP	Mardon Court, Claremont Road, Seaford
58PP	Sutton Leaze, Eastbourne Road, Seaford

1.8 I am carrying out further research into each site to assist discussions at the meeting and this additional information will be available at the meeting, along with the responses received from Committee members.

1.9 Many of the sites listed were appraised in 2018 as part of the preparation of the Seaford Neighbourhood Plan and reports on the sites can be found on the STC website in section 7 of the Neighbourhood Plan Supporting Documents.


2. Financial Appraisal

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

3. Contact Officer

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

Planning Officer



Town Clerk





Seaford Town Council

Report 141/20

Agenda Item No: 9
Committee: Planning & Highways
Date: 4th March 2021
Title: Update Report
By: Geoff Johnson, Planning Officer
Purpose of Report: To inform the Committee of Lewes District Council decisions

Recommendations

The Committee is recommended:

1. To note the contents of the report.
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1. Information

The Town Council (STC) has been notified of the following decisions made by Lewes District Council:

APPROVALS (No objection from STC)

LW/20/0810 – 33 SHERWOOD ROAD – Demolition of single garage and erection of outbuilding to form garage space.

LW/20/0764 – 28-30 CHURCH ST – Single storey extension at rear of shop.

REFUSALS

None

2. Financial Appraisal

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

3. Contact Officer

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

Planning Officer

Town Clerk