



Seaford Town Council

To members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held **via Zoom*** on **Thursday 10th December 2020 commencing at 7.00 pm** which you are summoned to attend.

Adam Chugg
Town Clerk
4th December 2020

***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 Seaford Town Council Policy and the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

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 week commencing Monday 16th November 2020

LW/19/0656 – 6 Steyne Road – Redevelopment of the site to provide 13 apartments amended plans (dated 30/10/20 and 20/11/20) showing reduction from 14 to 13 units for Ian Poulsum.

N.B The original scheme for 14 units on this site was withdrawn following objections from neighbouring residents and from this Committee at the meeting on 31st October 2019. The Committee's grounds of objection to the original scheme were :-

Overdevelopment of the site

Proposed building too close to the pavement of Steyne Road

Adverse impact on character of the Steyne Road Conservation Area opposite the site

Highways Authority's objection was supported and;
Original scheme for six houses on the site would be more appropriate

LW/20/0721 - 1 Chyngton Lane – Conversion of existing garage to form a habitable room for Mr and Mrs G Lowles.

Planning Applications received in week commencing Monday 23rd November 2020

LW/20/0734 – Morrisons_Supermarket Dane Road – Proposed infill to the existing entrance lobby, demolition of the existing glazing and erection of new glazed curtain walling and entrance/exit doors for W M Morrisons Supermarkets PLC.

LW/20/0793 – 15 Crown Hill – Proposed single storey rear extension for H Johnson.

Planning Applications received in week commencing Monday 30th November 2020

LW/20/0727 – Avondale Hotel 4-5 Avondale Road – Variation of Condition 1 of application LW/17/0929 to amend the HMO Management Plan for Neil Moffett.

The original HMO Management Plan related to the intention to use the property to provide emergency accommodation. The property is now under new ownership and it is now intended to use the property as a standard HMO.

Tree Works Applications

TW/20/0096/TPO – 1 The Barn House Firle Road – Removal of one conifer for K Popple.

TW/20/0104/TPO - 17 Mason Road – Removal of T1 (Silver Birch) for Mr G Bray.

5 Neighbourhood Plan Presentation

Keith Blackburn, Chair of the Neighbourhood Plan Steering Group, will be presenting a briefing session on the Design Guide of the Seaford Neighbourhood Plan.

The Design Guide is a supporting document to the Seaford Neighbourhood Plan and members are requested to have the Guide available to refer to during the presentation. It can be found on the [Neighbourhood Plan page](#) of the Town Council's website in the schedule of key documents under the title '[AECOM Design Guidelines](#)'.

6 East Sussex County Council's Walking and Cycling Infrastructure Plan Consultation

To consider report 104/20 of the Planning Officer presenting the Committee with details of East Sussex County Council's 105-20 consultation on the Walking and Cycling Infrastructure Plan (pages 4 to 8).

7 Road Closure Application – South Coast Triathlon 2021

To consider report 105/20 of the Planning Officer informing the Committee of the road closure application for the South Coast Triathlon on 21st August 2021 (page 9)

8 Update Report

To consider report 106/20 of the Planning Officer on recent decisions made by Lewes District Council on applications previously considered by this Committee (pages 10 to 11).

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/95680981612?pwd=OFJkMlo5cmIFYXJWb1FmV2NaWkZvdz09>

Meeting ID: 956 8098 1612

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: 0203 481 5237 (you will be prompted to enter the meeting ID and password before joining the meeting)

Zoom Joining Instructions are available to download from

<https://www.seafordtowncouncil.gov.uk/council-meetings/>



Seaford Town Council

Report 104/20

Agenda Item No:	6
Committee:	Planning & Highways
Date:	19th November 2020
Title:	East Sussex County Council's Walking and Cycling Infrastructure Plan Consultation
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present the Committee with details of East Sussex County Council's consultation on the Walking and Cycling Infrastructure Plan

Recommendations

The Committee is recommended:

- 1. To consider a response to the consultation.**
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1. INTRODUCTION

- 1.1** This plan was published by East Sussex County Council (ESCC) for consultation on 30th October 2020. A link to the plan has been forwarded to members (<https://consultation.eastsussex.gov.uk/economy-transport-environment/escclcwip-2020/>)
- 1.2** Its intention is to set out for comment possible routes for cycling and walking in areas of the County where there is the greatest potential for these activities.
- 1.3** The plan at this stage does not put forward any detailed proposals. It concentrates on possible alignments of routes into a network which could be put forward to secure future funding from a number of existing sources
- 1.4** The area in the County that the plan concentrates on is the Coastal Strip and the larger market towns.

2. Sustrans PROPOSALS – PRIMARY ROUTES IN SEAFORD

The proposals in the Plan have been drawn up by Sustrans, the Government-backed charity formed to promote cycling and walking. The detailed scheme for the Coastal Strip including Seaford is in [Appendix 5A](#) of the Plan. Members are recommended to refer to the Appendix for the fine detail of the proposals and the exact routes. The proposals in each section of the route through Seaford can be summarised as follows:-

2.1 A259 ROUTE INTO THE WEST OF SEAFORD TO BELGRAVE ROAD

- (a) 40 mph speed limit on A259 eastwards from Tidemills Car Park with 500mm buffer between widened path and road.
- (b) Increase in controlled Toucan crossing to replace uncontrolled refuges.
- (c) Priority for cyclists and pedestrians crossing side roads.
- (d) 3-4 metre wide shared use paths on south side of Buckle Bypass to Belgrave Road

2.2 A259 BELGRAVE ROAD TO AVONDALE ROAD

- (a) Create cycle tracks on both sides of the road from Belgrave Road by narrowing the carriageway and removing refuges up to the station car park.
- (b) Accommodate additional car parking.
- (c) Create a slow street environment (20mph) around the station and a cycle hub.
- (d) Open up access to south side of the station to enable cyclists to avoid Station Approach.
- (e) Redesign the mini-roundabout to facilitate use by pedestrians and cyclists.
- (f) Reconfigure bus stop, taxi rank and general parking at the station.

2.3 A259 AVONDALE ROAD TO ARUNDEL ROAD

- (a) Install cycle tracks either side, narrow the main carriageway and remove refuges and parking along Sutton Road.
- (b) Priority for pedestrians at side crossings.
- (c) Upgrade existing crossing.

2.4 A259 ARUNDEL ROAD TO EXCEAT BRIDGE

- (a) Install cycle tracks and restrict parking.
- (b) Investigate options for two-way track up to Exceat Bridge.

2.5 THE STATION TO BRAMBER ROAD/SUTTON AVENUE via CHURCH STREET and STEYNE ROAD

- (a) Allow contraflow cycling in Church Street and rationalise parking.
- (b) Level the surface and prioritise pedestrians.
- (c) No right turn for motorists on to Steyne Road and provide right turn refuge for Cyclists.
- (d) Traffic calming, widening footways and slow speed environments outside the school.
- (e) Table junction and removal of refuge at Bramber Road/Fitzgerald Avenue junction.

2.6 SUTTON AVENUE FROM SOUTDOWN ROAD JUNCTION TO EASTBOURNE ROAD

- (a) Traffic calming, review of crossings, narrowing of carriageway, widening of footpaths and restriction of parking over the whole length.
- (b) Safe slow environment to be created with the assistance of the nearby schools.
- (c) Remove the mini roundabout at the Southdown Road junction and give Southdown Road priority.
- (d) Consider roundabout removal at Arundel Road junction.

- (e) Remove roundabout at Kingston Avenue junction, provide table junction and switch priority to Kingston Avenue.

2.7 SEAFORD NORTHERN LOOP FROM A259/BELGRAVE ROAD VIA PARTS OF LEXDEN ROAD, VALE ROAD AND ALFRISTON ROAD TO A259 SUTTON CORNER

- (a) General priority – Create a quieter residential area with through traffic to be reassigned to the A259 i.e closing the rat runs.
- (b) Remove the mini roundabout at the Belgrave Road /Firle Road junction. Provide a table junction and switch priority to Firle Road/Blatchington Hill.
- (c) Raise the junction at Upper Belgrave Road/Lexden Road and narrow carriageway.
- (d) Provide table junction at Vale Road/Lexden Road and traffic calming in Vale Road.
- (e) Rationalise and simplify the junction of Vale Road and Alfriston Road.
- (f) Install cycle tracks on Alfriston Road from Vale Road junction. Control parking to create extra space and carry out works on side roads to slow speeds and prioritise pedestrians.
- (g) Provide zebra crossing at the shopping parade.

3. PROPOSED SECONDARY ROUTES IN SEAFORD

3.1 TOWN CENTRE TO LEXDEN ROAD VIA BLATCHINGTON ROAD AND VALE ROAD

- (a) Investigate provision of contra flow cycling on Blatchington Road or Broad Street North.
- (b) Introduce safety features at Blatchington Pond junction.
- (c) Table junction at Sutton Drove/Vale Road.
- (d) 20 mph zone on Sutton Drove and Vale Road through traffic calming , parking controls and enforcement.

3.2 ALFRISTON ROAD to SOUTH DOWNS

- (a) Shared use arrangement at new crossing close to Vale Road/Cradle Hill Road junction.
- (b) Priority for pedestrians and cyclists using Cradle Hill Road.
- (c) Investigation of provision of wide shared use path on north side of road extending to Alfriston.
- (d) Zebra Crossing for access to Hillside Avenue and shared facility on south side for access to Alfriston Park.

3.3 MARINE PARADE/A259 TO EXCEAT BRIDGE via THE SEAFRONT

- (a) Widen existing shared use track to current standard 3-4 metres and provide continuous route along the seafront.
- (b) Improvements on seafront for pedestrians including informal crossings and accesses to the promenade through the sea wall.
- (c) Realign route through Cricketfield Road in the short term but improve road surfaces to allow provision of route along the Esplanade and Cliff Gardens.
- (d) 20 mph zone and traffic calming in College Road and Chyngton Lane.

- (e) Provide shared use path along one side of Chyngton Lane.
- (f) Improve surface of path over chalk grassland for shared use.

3.4 TOWN CENTRE TO BELGRAVE ROAD via AVONDALE ROAD AND BLATCHINGTON HILL

- (a) Short link to provide access to the A259 Primary Route.
- (b) Simplify the existing War Memorial junction to provide a cycle track up to proposed.
- (c) Zebra crossing on A259.
- (d) Traffic calming along Avondale Road and Blatchington Hill.

3.5 A259 EASTBOURNE ROAD TO ALFRISTON ROAD via WALMER ROAD

- (a) Short link to provide access to Primary A259 route for residential areas in the north east.
- (b) Traffic management at strategic points to reduce traffic volume and speed to provide quiet streets, reassign traffic to the A259 and prevent use as a rat-run link.

3.6 TOWN CENTRE TO THE SEAFRONT via DANE ROAD and THE CAUSEWAY

- (a) Investigate feasibility of pedestrianising parts of Broad Street, Place Lane and High Street.
- (b) Allow contra flow cycling on small stretch of High Street close to Broad Street junction.
- (c) Remove mini roundabout to provide table junction on Steyne Road and switch priority to north/south movements.
- (d) Causeway to be made one way with contra flow cycle path linking into zebra crossing on The Esplanade.
- (e) Traffic calming and improvements to junctions at either end of Dane Road.
- (f) Install zebra crossing on west side of Dane Road /Esplanade junction with direct access for cyclists through the junction to the promenade.

3.7 SOUTHDOWN ROAD

- (a) Short link between two primary routes.
- (b) Junction improvements with the A259 and provision of signal crossing for cyclists and walkers.
- (c) General 20 mph limit and calming measures along the length of Southdown Road.

3.8 ARUNDEL ROAD

- (a) Seen as another important link between the two primary routes linking Seaford Head School and the Downs Leisure Centre.
- (b) Provide traffic management measures to reduce volumes and speed and push traffic back on to the A259.

4. CONCLUSION

The Plan emphasises continually that these proposals are far from being ‘cast iron’ and simply provide an outline plan of how the road network of the town could be adapted to provide user-friendly routes for cyclists and walkers.

The aim of drawing up the proposals is to show potential funding sources that there is an outline plan in place rather than just an intention to make improvements. It also emphasises the benefits to health and general well-being from the improved provision.

The proposals set out above are simply a summary of those set out in more detail in [Appendix 5A](#) of the Plan. If more detail is required on a particular location or set of proposals you should refer to the route plans and supplementary information in the Appendix rather than relying on this report.

The Committee needs to take into account the context of the proposals prior to agreeing on its response to ESCC.

5. Financial Appraisal

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


6. Contact Officer

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

Planning Officer



Town Clerk





Seaford Town Council

Report 105/20

Agenda Item No:	7
Committee:	Planning & Highways
Date:	10th December 2020
Title:	Road Closure Application – South Coast Triathlon
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To inform the Committee of the road closure application for the South Coast Triathlon on 21st August 2021

Recommendations

The Committee is recommended:

1. To consider any comments to be forwarded to Lewes District Council.
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1. Information

The Town Council has received notice of an application submitted by UK Triathlon for road closures in respect of the cycling leg of the South Coast Triathlon to be held on Saturday 21st August 2021.

The roads affected are The Esplanade from Cliff Gardens to Marine Parade and Marine Parade from The Esplanade to Claremont Road.

The period of closure requested is from 08.30 to 14.30.

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

Town Clerk



Seaford Town Council

Report 106/20

Agenda Item No:	8
Committee:	Planning & Highways
Date:	10th December 2020
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/20/0667 – 37 CHYNGTON WAY – Erection of garden outbuilding

LW/20/0529 – 5 SHERWOOD ROAD – Single storey rear extension

LW/20/0580 - 4 CHARLES CLOSE – First floor side extension

REFUSALS (Objection from STC)

LW/20/0669 and /0529 – 3 BLATCHINGTON ROAD – Refusal of planning permission and listed building consent for garage conversion and new summerhouse .

Reasons for refusal - Unsympathetic materials and appearance out of character with host property contrary to policies of Local and Neighbourhood Plans.

LW/20/0404 – HINDOVER, ALFRISTON ROAD - Demolition of existing dwelling and erection of four detached houses.

Reasons for refusal – Cramped and over dominant development which would be detrimental to character and street scene of Old Nursery Close and Alfriston Road. Inconvenient parking layout.

LW/20/0387 – 125 NORTH WAY – Amendments to plans approved under LW/19/0607 to (inter alia) increase height of extension and extend the balcony.

Reasons for refusal – Increased impact of the balcony and rain cover harmful to the host property and to neighbouring properties.

2. Financial Appraisal

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

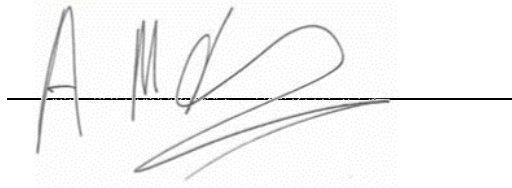
3. Contact Officer

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

Planning Officer

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Town Clerk

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