



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – 11th November 2021

To the Members of the Planning & Highways Committee

Councillors L Wallraven (Chair), L Boorman (Vice Chair), D Argent, J Edson, M Everden, R Honeyman, J Lord, J Meek and B Payne.

A meeting of the **Planning & Highways Committee** will be held in the **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 11th November 2021** at **7.00pm**, which you are summoned to attend.

Adam Chugg

Town Clerk

4th November 2021

PLEASE NOTE:

- **Public attendance physically/in person at this meeting will be limited to 10 due to the size of the meeting space.**
- **The meeting will be video recorded and uploaded to the Town Council's YouTube channel after the meeting.**
- **See the end of the agenda for further details of public access and participation.**
- **All participants are encouraged to carry out a home Covid test before attending the meeting, wear a mask at the meeting (where able to do so) and ensure hands are sanitised upon entering.**

AGENDA

1. Apologies for Absence

To consider 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

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

LDC Planning Applications received in week commencing Monday 11th October 2021

[LW/21/0776 - 17 Marine Drive Bishopstone](#)

Single-storey front extension to incorporate larger-vehicle parking, single storey rear extension, part with roof terrace, patio area and small side porch roof for Mr and Mrs Cope.

[LW/21/0787 - 14 Grosvenor Road](#)

Demolition of rear conservatory and erection of single-storey rear extension and new single storey front extension with balcony for Mr and Mrs Rayner.

LDC Planning Applications received in week commencing Monday 18th October 2021

[LW/21/0777 - 60 North Way](#)

Demolition of existing conservatory and erection of single-storey rear extension (re-submission of approved applications, LW/19/0280 and LW/21/0541) for Mr B Foley.

LDC Planning Applications received in week commencing Monday 25th October 2021

[LW/21/0742 – 2 Bramber Road](#)

Demolition of existing conservatory, erection of single-storey rear extension, garage conversion and erection of single-storey rear outbuilding for Mr and Mrs Jones.

[LW/21/0766 - 18 Buckland Road](#)

Creation of family garden room in rear garden for Mr and Mrs S Hill.

[LW/21/0715 - 33 Coxwell Close](#)

Loft conversion with insertion of front and rear roof light for Mr C Ransley.

[LW/21/0703 - 53D Sutton Drove](#)

Erection of front outbuilding for use as a home office for Mrs A Hornsby.

[LW/21/0767 - 33 Heathfield Road](#)

Single storey rear extension for Mr J Godden.

LDC Planning Applications received in week commencing Monday 1st November 2021

[LW/21/0815 - 5 Churchill Road](#)

Erection of single storey rear extension and partial conversion of garage to form ancillary annexe for Ms G Ungoed and Ms J Harker.

[LW/21/0684 - Seaford Rugby Football Club Salts Recreation Ground Marine Parade](#)

Installation of access ramp and new stairs to clubhouse, and erection of terrace/viewing platform for Mr I Newby.

[LW/21/0818 - 19 Jevington Drive](#)

Single-storey side and rear extensions for Mrs L Scott and Ms J Wood.

[LW/21/0842 - 19 Duchess Drive](#)

Single storey rear extension & creation of new driveway for Mr E Phipps.

[LW/21/0809 - 17 Connaught Road](#)

Proposed side extension, replacement side shed and alterations to existing extension for S. Davies-Broadhurst.

[LW/21/0840 – 23 Hawth Hill](#)

Part demolition of garage and erection of single storey side extension for Mr and Mrs J Powell.

[LW/21/0827 - 58 Vale Road](#)

Two storey side and rear extensions and covered car port for Mr K Woods.

[Tree Works Applications](#)

[TW/21/0075/TCA - St Andrew's Church The Street Bishopstone](#)

T1. 1 x Mountain Ash - Remove Dead Limb T2. 1 x Cherry Plum - Heavy reduction to lateral growth by approx.. 5% T3. 1 x Hawthorn - Remove dead wood T4 - T6. 3 x Elm (Dead) - Fell to ground level (Dutch elm disease) for St. Andrew's Church PCC.

[TW/21/0074/TCA - 7 Blatchington Hill](#)

(1) Ash Tree: Previously crown reduced now needs re-growth trimmed at sides, top 10% A
(2) Sycamores - 3 - reduce height by 30% of crown and re-shape S1, S2, S3 (3) Sycamore - 1 Fell - diseased with long split in trunk (4ft) S4 S1 & S2 partially overhanging bungalow
No3 Blatchington Hill (there is no No5 Blatchington Hill) for Mr P Sudell.

[TW/21/0073/TPO - 6 St Marys Close](#)

Wych Elm - Fell due to Dutch Elm disease or remove all branches and see if the epicormic growth survives for Ms N Cunningham.

[TW/21/0071/TPO - 3 Elm Close](#)

T14 Holm Oak 30% Reduction owing to proximity for Mr P Frankis.

[TW/21/0068/TPO - 9 Wilkinson Way](#)

Holm oak (T4) We wish to reduce the crown of the tree to its previous pruning points. This is part of a programme of continuing maintenance: the tree has been pruned four times before, most recently in 2019 for Mr N Chalkley.

[TW/21/0063/TPO - Chyngton House South Hamsey Lane](#)

T1 Holm Oak - Reduce and reshape crown by approximately 1-2 m all over. Selective crown raise over parking area Reason - Maintenance of crown spread and height for Mr S Spiers (Agent).

[SDNP/21/05422/TCA - Bishopstone Village Green The Street Bishopstone Village](#)

Reduce two sycamore, one cherry and two hawthorn to maintain stability of tree. Remove one ash tree suffering ash die-back. Reduce six sycamore trees hindering access/parking for Mr S Taylor.

5. [Outdoor Planning Measures for High Streets – Consultation](#)

To consider report 116/21 of the Planning Officer on proposed planning reforms to support hospitality businesses, markets, and historic building attractions (pages 7 to 10)

6. [Planning and The Budget 2021](#)

To consider report 117/21 of the Planning Officer updating on relevant planning aspects of the Government's recent 2021 Budget announcements (pages 11 to 13)

7. [Proposed Road Closures – Seaford Christmas Magic 2021 and Tour of Sussex 2022](#)

To consider report 118/21 of the Planning Officer on applications for proposed closures for Seaford Christmas Magic 2021 and the Tour of Sussex 2022 (pages 14 to 15)

8. [Update Report](#)

To consider report 119/21 of the Planning Officer and the schedule of recent decisions made in October by Lewes District Council on applications previously considered by this Committee (pages 16 to 18).

AGENDA NOTES

For further information about items on this Agenda please contact:

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

Email: admin@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*)

Circulation:

All Town Councillors, Young Mayor, Deputy Young Mayor and registered email recipients.

Public Access:

Members of the public looking to access this meeting will be able to do so by:

1. Attending the meeting in person.

Due to health and safety restrictions, the number of public in attendance will be limited (exact number to be confirmed). The Town Council therefore asks that you contact georgia.raeburn@seafordtowncouncil.gov.uk or 01323 894 870 to register your interest in attending at least 24 hours before the meeting.

Spaces will be assigned on a first come, first served basis.

Please note that if you don't register and just attempt to turn up at the meeting, this could result in you not being able to attend if there is no space.

OR

2. Watching the recording of the meeting on the [Town Council's YouTube channel](#) , which will be uploaded after the meeting has taken place.

Public Access to the Venue:

If you are attending the meeting in person, please arrive for 6.55pm where you will be shown into the meeting for a 7.00pm start.

Public Participation:

Members of the public looking to participate in the public participation section of the meeting must do so in person, by making a verbal statement during the public participation section of the meeting.

Below are some key points for public participation in the meeting:

1. Your statement should be regarding business on the agenda for that meeting.
2. You will only be able to speak at a certain point of the meeting; the Chair of the meeting will indicate when this is.
3. You do not have to state your name if you don't want to.
4. If you are unsure of when best to speak, either query this with an officer/councillor ahead of the meeting or raise your hand during the public participation item of the meeting and ask the Chair – they will always be happy to advise.
5. When the Chair has indicated that it is the part of the meeting that allows public participation, raise your hand and the Chair will invite you to speak in order.
6. Statements by members of the public are limited to four minutes and you don't automatically have the right to reply. The Chair may have to cut you short if you overrun on time or try to speak out of turn – this is just to ensure the meeting stays on track.
7. Where required, the Town Council will try to provide a response to your statement but if it is unable to do so at the meeting, may respond in writing following the meeting.
8. Members of the public should not speak at other points of the meeting.

9. A summarised version of your statement, but no personal details, will be recorded in the minutes of the meeting.

Public Comments

Members of the public looking to submit comments on any item of business on the agenda can do so in writing ahead of the meeting and this will be circulated to all committee members. Comments can be submitted by email to

planning@seafordtowncouncil.gov.uk or by post to the Town Council offices.

Covid-safety Measures:

While Covid restrictions are no longer mandated, in most situations, the Town Council wishes to stay vigilant and mindful of the health and safety of its meeting participants by continuing to observe the following:

1. Do not attend the meeting if you are displaying any Covid-19 symptoms; a high temperature, a new continuous cough or a loss or change to your sense of smell or taste (source [NHS website](#)); or if there is any reason to believe you have been in contact with someone with Covid-19.
2. You are encouraged to wear a mask at the meeting, in particular when moving around the venue.
3. The Town Council would encourage anyone attending the meeting in person to have carried out a rapid lateral flow coronavirus test before attending. These are tests taken at home, giving you an instant result, and ordered for free from the [Gov.uk website](#) or by calling 119 (open 7am to 11pm, calls are free).
4. If you test positive, do not attend the meeting; you will need to self-isolate immediately and follow the advice on the [NHS website](#).
5. Touch as few shared surfaces as possible when at the meeting and bring your own supplies (reusable water bottles, pens, tissues, copies of agendas etc).



Seaford Town Council

Report No:	116/21
Agenda Item No:	5
Committee:	Planning & Highways Committee
Date:	11th November 2021
Title:	Outdoor Planning Measures for High Streets - Consultation
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present the ongoing consultation regarding proposed planning reforms to support hospitality businesses, markets, and historic building attractions, should the Committee wish to agree a response on the Town Council's behalf

Recommendations

The Committee is recommended:

1. To consider the proposals in the consultation and forward comments to the Department for Levelling Up, Housing & Communities (formerly the Ministry for Housing, Communities & Local Government).

1. Introduction

- 1.1** In order to assist businesses which lost trade during the lockdown last spring the Government, in June 2021, introduced temporary Permitted Development Rights (PDRs) directed at 'hospitality' venues, markets and visitor attractions. These measures included, for example, extended rights to place marquees in pub grounds, to enable street markets to operate all year round and to allow people to enjoy al fresco dining in town centres and elsewhere.
- 1.2** These planning reforms also gave businesses and councils a lifeline to operate alongside the right to regenerate and new licensing arrangements.

- 1.3 The government is aiming to make a number of these temporary rights permanent and are carrying out a public consultation to obtain feedback prior to any firm decision being made.

2. Proposals

- 2.1 Right for markets to be held by or on behalf of local councils (Class BA of Part 12)
 - (a) As lockdown restrictions were eased in June 2020, the government implemented a temporary PDR which allowed markets to be held by, or on behalf of local councils for an unlimited number of days, including the provision of moveable structures related to this use. Previously the use was restricted to 14 days per year in line with other temporary uses.
 - (b) This supported communities to hold outdoor markets and encouraged the use of outdoor public spaces, both to increase public health initiatives and the reopening of the high street. The government is proposing that this right be made permanent.
- 2.2 Right for moveable structures in the grounds of pubs, cafes, restaurants and historic visitor attractions (Class BB of Part 4)
 - (a) In April 2021, moveable structures such as marquees and additional seating were allowed for the first time in the grounds of listed buildings, helping support the important hospitality and tourism sectors.
 - (b) This has helped businesses increase capacity as they reopened.
 - (c) The government in this consultation is proposing that this be made permanent, subject to a number of factors, in looking to consult on a limitation of 56 days per year, bringing this in line with the right for the temporary use of land above. Views are also sought on introducing a height limit of 4 metres, and a size limit of no more than 50% of the existing buildings on site.

3. Response

- 3.1 In order to simplify its work and to save time the government is now requiring all responses to consultations to be in the form of answers to questions listed in an online survey.

3.2 The questions in this consultation are set out below. The answers requested are YES, NO or DON'T KNOW. Further comments on issues raised in each question can be added if necessary.

Q.1.a Do you agree that the right allowing markets to be held by or on behalf of local authorities for an unlimited number of days per year (Part 12, Class BA) should be made permanent?

Q.1.b. Do you have any evidence as to any benefits and impacts as a result of introducing this right for markets, or have views of future impacts were the right made permanent?

Q.1.c. Do you think that there should be a limit on the number of days that this right can be used for in a calendar year?

Q.1.d. Do you have views on whether there should be additional restrictions on the use of this right to mitigate against potential impacts of making this permanent, including proximity to scheduled monuments?

Q.2.a. Do you agree that the right allowing for the provision of moveable structures (Part 4, Class BB) should be made permanent?

Q.2.b. Do you have any evidence of benefits and impacts as a result of the introduction of the right for moveable structures (Part 4, Class BB), or have views on potential future impacts were the right made permanent?

Q.2.c. Do you think the right for moveable structures (Part 4, Class BB) should be limited to 56 days per calendar year?

Q.2.d. Do you think that the right for moveable structures (Part 4, Class BB) could be greater than 56 days, or allowed for an unlimited number of days, in the curtilage of non-listed buildings?

Q.2.e. Do you agree that there should be a height limit for the moveable structures of 4 metres?

Q.2.f. Do you agree that there should be a size threshold on the moveable structures allowing them to be up to 50% of the footprint of the existing building on site?

Q.2.g. Do you have any evidence of impacts specifically on heritage assets, including listed buildings as a result of the introduction of the right for moveable structures (Part 4, Class BB). Do you have any views on potential future impacts on heritage assets were the right made permanent?

Q.2.h. Do you have views on whether there should be any other additional restrictions on the use of this right (Part 4, Class BB) to mitigate against potential impacts of making this permanent?

Q.3. Do you think that any of the proposed changes in relation to the future of the time-limited permitted development rights could impact on: a) businesses b) local planning authorities c) communities?

4. Conclusion



4.1 Members are requested to agree a response to the questions, and, to add any comments to issues raised in each question where appropriate.

5. Financial Appraisal

5.1 There are no direct financial implications 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 No:	117/21
Agenda Item No:	6
Committee:	Planning & Highways Committee
Date:	11th November 2021
Title:	Planning and The Budget 2021
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To update on relevant planning aspects of the Government's recent 2021 Budget announcements

Recommendations
The Committee is recommended:
1. To note the contents of the report.

1. Information

1.1 The Planning Consultant employed by East Sussex Association of Local Councils (ESALC) to provide Planning Seminars and Training for Town and Parish Councils has circulated a paper commenting on measures announced in the recent Budget which are relevant to Planning.

1.2 The main points are set out below:-

(a) **The government has confirmed £65 million of funding for English local authorities to create a "new digital system" to "improve the planning regime.**

There will be "an additional £65 million investment to improve the planning regime, through a new digital system which will ensure more certainty and better outcomes for the environment, growth and quality of design". The funding, it said, would "support the digital transformation of the planning system, through development of new software".

(b) There was no mention of the government's long-awaited changes to the planning system announced in last year's white paper.

Ministers had promised a response to a consultation on last summer's Planning White Paper and a new Planning Bill this autumn, but there was no mention of this anywhere in the Chancellor's speech or the accompanying budget document. The housing secretary Michael Gove this week said he was still "considering" all the responses to last year's consultation on the planning white paper "and will make an announcement on next steps in due course".

The digitalisation of the planning system referred to above had been one of the main planks of the proposed new Bill along with the designation of development zones and the streamlining of the local plan process.

(c) The National Infrastructure Commission's role has been revised to reflect the government's net zero and biodiversity improvement aims.

The Treasury announced that it has adjusted the remit of its infrastructure advisory body to reflect the government's environmental objectives, including its 2050 net gain target and measures in the Environment Bill. The Budget document states: "To reflect the introduction of legally binding climate targets, the NIC will now have an additional objective to consider how its advice can support climate resilience and the transition to net zero carbon emissions by 2050. It will also consider potential interactions between its infrastructure recommendations, the government's legal target to halt biodiversity loss by 2030 and implementing biodiversity net gain."

(d) An £11.5 billion investment through the Affordable Homes Programme (2021-26).

The government described it as "the largest cash investment in a decade" to deliver up to 180,000 affordable homes. The budget document added that "around two thirds" of this funding will be for homes outside London.

(e) There will be a £4.8 billion increase in local government grant funding over three years.

The budget document states: "The government is providing councils with £4.8 billion of new grant funding over the [Spending Review 2021] period for social care and other services." It described this as "the largest annual increase in local government core funding in over a decade". In referring to 'other services' some local government commentators see this as a possible boost for over-stretched planning departments which have seen their budgets slashed in recent years

(f) The first local infrastructure projects to be funded by the £4.8 billion multi-department "Levelling Up Fund" have been revealed.

According to the budget document, the 2021 spending review settlement has announced "the first 105 places to receive funding for local transport, cultural assets and regeneration from the £4.8 billion Levelling Up Fund". In the South-East Crawley and Margate are included in the list.

2. Conclusion



2.1 Members are recommended to note the report.

3. Financial Appraisal

3.1 There are no direct financial implications 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 No:	118/21
Agenda Item No:	7
Committee:	Planning & Highways Committee
Date:	11 th November 2021
Title:	Proposed Road Closures – Seaford Christmas Magic 2021 and Tour of Sussex 2022
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present applications for proposed closures for Seaford Christmas Magic 2021 and the Tour of Sussex 2022

Recommendations
The Committee is recommended:
1. To consider the applications and forward any comments to Lewes District Council.

1. Information

- 1.1 Lewes District Council has received applications for a temporary road closures for each of these two events.
- 1.2 The closure requested for **Seaford Christmas Magic** on Saturday 4th December 2021 covers : High Street (Junction Broad Street to Junction East Street) East Street (Junction Mercread Road to Junction Crouch Lane) Crouch Lane (Junction High Street to Junction East Street) all from 0600 to Midnight and Broad Street (Junction Clinton Place to Junction Saxon Lane) (3.45pm to 5.30pm only)
- 1.3 The closure requested for the **Tour of Sussex** on Sunday 3rd July 2022 covers: Seaford Seafront - Marine Parade and Esplanade from the junction with Edinburgh Road to the junction with Martello Road and the closure of all parking and entrances to Marine Parade/Esplanade from 00.00 to 23.59.



1.4 Members are requested to consider the applications and agree any comments for the Planning Officer to forward to Lewes District Council.

2. Financial Appraisal

2.1 There are no direct financial implications 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 No:	119/21
Agenda Item No:	8
Committee:	Planning & Highways Committee
Date:	11th November 2021
Title:	Update Report
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee

Recommendations
The Committee is recommended:
1. To note the report and the decisions

1. Information

- 1.1 The attached schedule lists the decisions taken by Lewes District Council in October on applications previously considered by the Committee
- 1.2 There is confirmation of the decision at the end of each entry. If the application is marked as 'APPROVED' it can be assumed that it was determined in line with the Town Council's response.
- 1.3 The Committee is recommended to note this update report and the decisions set out in the Schedule.

2. Financial Appraisal

- 2.1 There are no direct financial implications as a result of this report.

3. Contact Officer

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

Planning Officer	
Town Clerk	

Report 119-21 Appendix A

SCHEDULE OF LDC DECISIONS FROM OCTOBER 2021 FOR PLANNING and HIGHWAYS COMMITTEE – THURSDAY 11TH NOVEMBER 2021 (ITEM 8)

- [loft conversion with rear dormer, single-storey rear extension and raised rear platform](#)

4 Rookery Way Bishopstone East Sussex BN25 2TE

Ref. No: LW/21/0535 | Received: Mon 05 Jul 2021 | Validated: Mon 05 Jul 2021 | Status:
Decided **APPROVED**

- [Single-storey front porch extension, single-storey rear extension and alterations to roof to facilitate a loft conversion, including front, side and rear dormers](#)

3 Chyngton Way Seaford East Sussex BN25 4JA

Ref. No: LW/21/0528 | Received: Thu 01 Jul 2021 | Validated: Thu 05 Aug 2021 | Status:
Decided **APPROVED**

- [single-storey front extension and enlargement of front balcony](#)

14 Manor Road North Seaford East Sussex BN25 3RB

Ref. No: LW/21/0506 | Received: Fri 25 Jun 2021 | Validated: Fri 30 Jul 2021 | Status:
Decided **APPROVED**

- [to remove 75mm non-loadbearing blockwork partitions to create a larger kitchen area, to create a new opening from the kitchen area into the living room and install a new internal window in the partition, to change the front entrance door and windows to the East elevation](#)

18 Hamsey Lane Seaford East Sussex BN25 4DW

Ref. No: LW/21/0463 | Received: Mon 14 Jun 2021 | Validated: Mon 14 Jun 2021 | Status:
Decided **APPROVED**

- [Garage conversion and window to side/west elevation](#)

20 Barn Rise Seaford East Sussex BN25 3BY

Ref. No: LW/21/0320 | Received: Tue 04 May 2021 | Validated: Mon 19 Jul 2021 | Status:
Decided **APPROVED**

- [Revised scheme - demolition of existing residential care home and erection of 3 x three bedroom bungalows](#)

13 St Peters Road Seaford East Sussex BN25 2HS

Ref. No: LW/20/0848 | Received: Wed 09 Dec 2020 | Validated: Tue 26 Jan 2021 | Status:
Decided **APPROVED**

- [Removal of existing roof to an existing building \(containing a workshop, store and communal WC & Laundry facilities\) and addition of a new flat at first floor level with dedicated access](#)

Sunnyside Caravan Park Marine Parade Seaford East Sussex BN25 2QW

Ref. No: LW/21/0416 | Received: Wed 02 Jun 2021 | Validated: Wed 02 Jun 2021 | Status:
Decided **APPROVED**

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