



Seaford Town Council

AMENDED

Seaford Town Council Planning & Highways Agenda – 24th February 2022

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 at **the Council Chambers, 37 Church St Seaford BN25 1HG** on **Thursday 24th February 2022** at **7.00pm**, which you are summoned to attend.

Adam Chugg

Town Clerk

18th February 2022

- **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 24th January 2022

[LW/22/0051 – ‘Widmore’, Chyngton Lane North](#) - Demolition of bungalow and erection of 2no. chalet bungalows for Mr S Wiley.

[LW/22/0026 – 4 Salisbury Road](#) - Removal of existing rear conservatory and erection of rear extensions and side hip to gable loft extension with rear facing dormer and front facing dormer for Mr and Mrs Couillard.

[LW/22/0016 – Lamont, Southdown Road](#) - Demolition of existing front garden wall and replacement with front flint wall with raised patio area for Mr A Bushell.

[LW/21/1001](#) and [LW/21/1002](#) – ‘Fitzgerald House’, **Croft Lane** – Planning and Listed Building Consent - Replacement of plain clay roof tiles with handmade clay roof tiles to closely match original, to include ridge and valley tiles and associated leadwork and replacement of felt with breathable felt and battens to block 1 for C Grimble.

[LW/22/0035 – 6 Cornfield Road](#) - First floor rear extension and single storey side extension for Mr and Mrs Clayton.

LDC Planning Applications received in week commencing Monday 31st January 2022

[LW/22/0070 – ‘Bracken’, Links Road](#) – Erection of enclosed front porch for Mr and Mrs Carnegie.

[LW/22/0069 – 16 Lexden Drive](#) - Single storey rear extension and creation of raised patio with balustrading for J Coulburn.

[LW/22/0034 – 5 Buckle Rise](#) - First floor side extension over existing single storey; creation of Juliet balcony on front elevation and enlargement of front driveway for Mr and Mrs D Sadler.

[LW/21/0984 – 21 Dukes Close](#) - Part single, part two story rear extension, revisions to fenestration and new external materials for Mr G Evans.

LDC Planning Applications received in week commencing Monday 7th February 2022

[LW/21/0235 – 70 Saltwood Road](#) - Creation of a rear two storey and side single storey extension for Mr M Green.

[LW/22/0042 – 12 Vale Road](#) - Single storey rear extension with 1no rooflight and erection of front porch for Mr P Wingett.

[LW/22/0019 – 3 Jubilee Gardens](#) - Single storey rear extension with flat roof for K Gray.

LDC Planning Applications received in week commencing 14th February 2022

[LW/22/0094 – St Peter’s Parish Church, Blatchington Hill](#) - New railings and handrails around the steps leading to the Vestry and Church Hall at low level for safety for the Revd. A. Folkes.

Tree Works Application

[TW/22/0007/TPO – Homeshore House, 92 Sutton Road](#) -

T1 (374) - Horse Chestnut - crown lift by approximately 2.5 - 3m

T2 (375) - Horse Chestnut - crown lift by approximately 2.5 - 3m

T3 (376) - Ash - monitor condition

T4 (377) - Horse chestnut - crown lift by approximately 2.5 - 3m

T5 (378) - Ash - reduce overall size of crown by 2 - 3m, thin re-growth by 15 - 20%, remove deadwood 40mm and greater.

T6 (379) - Poplar - remove dead ivy from crown and thin re-growth by 20%

T7 (380) - Acer- reduce east side by 2 m to balance crown/ shape

T8 (383) - Oak- remove epicormic growth, crown lift to a height of 3m from ground level, reduce away from building

And neighbouring garden by 2.5 -3m

T9 (386) - Mixed Species Group - crown lift all vegetation overhanging gravel area

To give 2.5m clearance above ground level, reduce way from building to achieve 1.5m clearance

T10 (389) - Weeping Ash - thin weight from heavy limbs by approximately 20%

T11 (390) - Cotoneaster crown lift to 3m from ground level, reduce away from garage to give 0.5m clearance where possible.

T12 (376) - Horse Chestnut - remove re growth and treat with eco plugs

For Ms Somers

5. [Glover Landscape Review](#)

To consider report 178/21 of the Planning Officer on the consultation being carried out by DEFRA on this recently published Review of the protected landscapes of the UK’s National Parks and AONBs (pages 7 to 8).

6. [Proposed Road Closure - St Peter’s Road](#)

To consider report 179/21 of the Planning Officer on an application for a Jubilee Street Party (pages 9 to 10).

7. East Sussex County Council A259 South Coast Corridor Improvement Project

To consider report 180/21 updating the Committee on the A259 South Coast Corridor Improvement Project and enable it to review the priorities of the project for Seaford (pages 11 to 12).

AMENDMENT: Appendix A to the report is an exempt appendix and therefore not included with the public agenda.

Reason for exemption: the appendix is a confidential document that has been shared with the Town Council for comment on, ahead of wider public consultation being carried out at a future date.

Explanation of Reason: under the Freedom of Information Act 2000 s22, this document is intended for future publication when the wider public consultation process is begun by the company undertaking the review.

8. Update Report

To consider report 177/21 of the Planning Officer and the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee (pages 13 to 15).

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 staffed, 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:	177/21
Agenda Item No:	5
Committee:	Planning & Highways
Date:	24th February 2022
Title:	Glover Landscape Review 2019
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present details of the Glover Landscape Review and agree any comments as part of the consultation

Recommendations
The Committee is recommended:
1. To note the Review and to make any comments to inform a Town Council response that will be finalised by officers in consultation with the Chair of Planning & Highways after the meeting.

1. Information

- 1.1 A major Review of the protected landscapes of the UK's 10 National Parks and 34 Areas of Outstanding Natural Beauty was commissioned by DEFRA and carried out in 2019 by Julian Glover. The Government has now published its long-awaited response to the Review and opened it up for general consultation. The consultation period runs until 9th April 2022.
- 1.2 The South Downs National Park Authority (SDNPA) has invited all parish and towns within its boundaries to contribute to the consultation on what it considers as the key issues affecting the National Park and its protected landscapes.
- 1.3 The SDNPA's own initial response can be found on the link below:
<https://www.southdowns.gov.uk/landscape-review-sdnpa-response/>
- 1.4 A helpful summary of the Review and its recommendations can be found on this link:

<https://www.gov.uk/government/publications/designated-landscapes-national-parks-and-aonbs-2018-review/landscapes-review-summary-of-findings>

- 1.5 I will circulate an email to Committee members from the SDNPA with several other links to different parts of the Review and associated documents when this Agenda is circulated.
- 1.6 Members are recommended to note the Review and to make any comments to inform a Town Council response that will be finalised by officers in consultation with the Chair of Planning & Highways after the meeting.

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:	179/21
Agenda Item No:	6
Committee:	Planning & Highways
Date:	24th February 2022
Title:	Proposed Road Closure – St Peter’s Road
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To consider the road closure application and forward any comments to Lewes District Council

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

1. Information



- 1.1 Lewes District Council (LDC) has received an application for a temporary closure of St Peter’s Road for a Street Party on Sunday 5th June as part of the Queen’s Platinum Jubilee Celebrations.
- 1.2 The closure will cover the length of St Peter’s Road from its junction with St Peter’s Close to the northern part of the cul-de-sac, from 12.00 noon to Midnight.
- 1.3 The Committee is requested to consider the application and forward any comments 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:	180/21
Agenda Item No:	7
Committee:	Planning and Highways Committee
Date:	24th February 2022
Title:	East Sussex County Council A259 South Coast Corridor Improvement Project
By:	Adam Chugg, Town Clerk
Purpose of Report:	To update the Committee on the A259 South Coast Corridor Improvement Project and enable it to review the priorities of the project for Seaford

Recommendations
The Planning & Highways Committee is recommended:
<ol style="list-style-type: none">1. To note the report2. To provide feedback on priorities for improvements to the A259 in the Seaford area (Bishopstone junction to Exceat Bridge).3. To confirm any other feedback to those carrying out this work.

1. Introduction

- 1.1** East Sussex County Council (ESCC) has commissioned work from WSP consultants to try and identify potential packages of transport interventions along the A259 corridor. The area of the study is from east of Brighton to Pevensey.
- 1.2** Some workshops have already taken place, and the initial findings are being pulled together into recommendations for a Strategic Outline Business Case and also to inform pipeline projects.
- 1.3** Some councillors have already attended workshops and/or provided feedback, but the purpose of this agenda item is to enable all of this

Committee to comment and contribute to a submission from the Town Council.

- 1.4** A final workshop setting out 'final packages' is expected to take place in March.

2. The Seaford Priorities

2.1 The initial brief for the project is described by WSP as follows:

- To identify potential packages of transport interventions along the A259 corridor.
- To develop a Strategic Outline Business Case, which considers the economic, social and environmental elements.
- The outcomes from the study will help inform the development of a pipeline of projects to be progressed for design following business cases.
- To ultimately unlock potential funding; available through the National Road Fund as well as the emerging Shared Prosperity Fund and Levelling Up Fund.

2.2 Following on from an initial workshop, a long list of possible schemes has been developed and this can be found at Appendix A.

2.3 The Committee's attention, in particular, is drawn to section 3 of Appendix A, Bishopstone Junction to Exceat Bridge.

2.4 The Committee is asked to identify schemes of particular importance, and also any gaps.

2.5 The Committee may also wish to comment on the project as a whole.

3. Financial Appraisal

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

4. Contact Officer

4.1 The Contact Officer for this report is Adam Chugg, Town Clerk.

Town Clerk	
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Seaford Town Council

Report No:	177/21
Agenda Item No:	8
Committee:	Planning & Highways
Date:	24 th February 2022
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

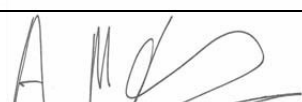
- 1.1 The attached schedule lists the decisions taken by Lewes District Council since the last Committee meeting on applications previously considered by this Committee.
- 1.2 The Committee is recommended to note the report and the decisions set out in the Schedule.

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 177-21 Appendix A

SCHEDULE OF DECISIONS TAKEN BY LEWES DISTRICT COUNCIL SINCE THE COMMITTEE'S LAST MEETING ON 10th FEBRUARY

Approvals – No Objections from STC

LW/21/0953 – 57 East Street - Replacement single storey rear extension.

LW/21/0871 – 51-53 Blatchington Road - Reserved matters concerning landscaping and access of Outline application LW/18/0647 - creation of 9no. new dwellings.

LW/21/0809 – 17 Connaught Road - Proposed side extension, replacement side shed and alterations to existing extension.

LW/21/0747 – Chyngton House South Hamsey Lane - Removal of rear garden wall dividing Chyngton House South and Chyngton House North.

LW/21/0902 – 3 Roedean Close - Addition of first floor timber framed extension with pitched roof and no.3 windows at rear elevation and no.2. windows at north elevation over existing single storey rear extension.

Approvals – Objection from STC

LW/21/0776 – 17 Marine Drive - Single-storey front extension to incorporate larger-vehicle parking, single storey rear extension, patio area and side porch roof.

STC had objected to the frontage containing two garages and the impact of the rear balcony.

The Case Officer commented in the report that there would be only one garage at the front large enough to accommodate a car and that the rear balcony had been removed from the scheme.

LW/21/0877 – Seaway, Marine Parade - Single storey rear annexe extension.

STC had objected to the design being out of character with the area.

Reasons for Approval : Design was appropriate for a rear extension and it was not open to public view . Condition imposed restricting uses to those ancillary to the main dwelling as requested by STC.

N.B. This application appeared in the schedule of decisions considered on 10th February but in the wrong list.

Refusals – Objection from STC

LW/21/0916 – 2 Fairways Road - Removal of existing conservatory and replacement flat-roof two storey rear extension for two additional bedrooms and bathroom at first floor with double height window at rear elevation, 4no. windows at first floor level, 6no. windows at ground floor level and installation of solar panels.

Refusal Grounds – Roof design unsympathetic to character of the area and contrary to LP and NP policies.