




## Seaford Town Council

### Seaford Town Council Planning & Highways Agenda – 28<sup>th</sup> July 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 at **Seaford Baptist Church, Belgrave Road, Seaford, BN25 3EE** on **Wednesday 28<sup>th</sup> July 2021** at 7.00pm, which you are summoned to attend.

  
Adam Chugg  
Town Clerk  
22<sup>nd</sup> July 2021

#### PLEASE NOTE:

- **Public attendance at this meeting will be limited to 14 people.**
- **The meeting will also be livestreamed and recorded to the Town Council's YouTube channel to enable the public to watch this remotely.**
- **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**

#### Re-consultation on Amended Plans

#### **LW/21/0278 - 3 Homefield Road**

Lower ground floor, ground floor and first floor extension and demolition of existing garage and boundary wall and construction of new garage and boundary wall (PLANS AMENDED 07/07/2021) for Mr J Palmer.

N.B. Members will recall that this application was considered at the Committee meeting on 16<sup>th</sup> June 2021. It was resolved to object to the application mainly on the grounds that the proposals would be overbearing and over dominant both in the street scene and in the impact on neighbouring properties at nos.1 and 5. They would thereby be contrary to the Design Guidelines forming part of the Seaford Neighbourhood Plan and policies of that Plan and the Lewes Local Plan Part 2.

The amendments and revisions to the submitted plans are explained by the applicant in the Amended Design and Access Statement posted on the LDC application website. Members are advised to read this document in full. Further advice will be given at the meeting.

#### LDC Planning Applications received in week commencing Monday 28<sup>th</sup> June 2021

#### **LW/21/0433 - 4 The Lords**

Demolition of existing conservatory and replace with single-storey extension built to same footprint and single storey infill extension to kitchen, including associated hard/soft landscaping works for Mr and Mrs Malfoot.

#### **LW/21/0435 - 1 New Coastguard Cottages, Buckle Drive**

Single-storey side extension for Mr and Mrs Hollobone.

#### LDC Planning Applications received in week commencing Monday 5<sup>th</sup> July 2021

#### **LW/21/0396 – Hindover, Alfriston Road**

Semi-detached house (self-build) to existing house (Hindover) including two storey side extension and rebuild of front bay PLUS 2 no. garages, shared parking and repositioned crossover to both properties for Mrs Carol Smyth.

#### LDC Planning Applications received in week commencing Monday 12<sup>th</sup> July 2021

**LW/21/0379 - 9 Headland Avenue**

Replacement conservatory to the rear for Mr P Jordan.

**LW/21/0552 - 9 Links Road**

Erection of single storey side extension for Mr P Dobson.

**LW/21/0215- 11 Bishopstone Road, Bishopstone**

Change of use from dwelling (C3) to holiday lets (C1) for A Downham.

**5. Lewes Local Plan - Issues and Options Consultation**

To consider report 54/21 of the Planning Officer presenting the Committee with the details of the open consultation regarding the Lewes Local Plan Issues and Options document and seek the Committee's comments for forwarding to Full Council for the final response to the consultation to be agreed (pages 8 to 13).

**6. Talland Parade Update**

To consider report 55/21 of the Planning Officer updating the Committee on the current situation with regard to Talland Parade (pages 14 to 16).

**7. Road Closure Application – Seahaven Pride**

To consider report 56/21 of the Planning Officer informing the Committee of proposed road closures for Seahaven Pride on Sunday 29th August 2021 (pages 17 to 18)

**8. Rampion 2 Wind Farm Consultation**

To consider report 57/21 of the Planning Officer notifying the Committee of the proposed expansion of the Rampion Wind Farm (pages 19 to 20)

**9. Update Report**

To consider report 58/21 of the Planning Officer notifying the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee (pages 21 to 28).

**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](mailto: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. Watching the livestream of the meeting on the Town Council's YouTube channel at:  
<https://www.youtube.com/channel/UCiAYAaMKgdv8ckENO9NsSjA>

OR

2. Attend the meeting in person.

The number of public in attendance will be limited to 14. The Town Council therefore asks that you contact [georgia.raeburn@sefordtowncouncil.gov.uk](mailto:georgia.raeburn@sefordtowncouncil.gov.uk) or 01323 894 870 to register your interest in attending at least 24 hours before the meeting.

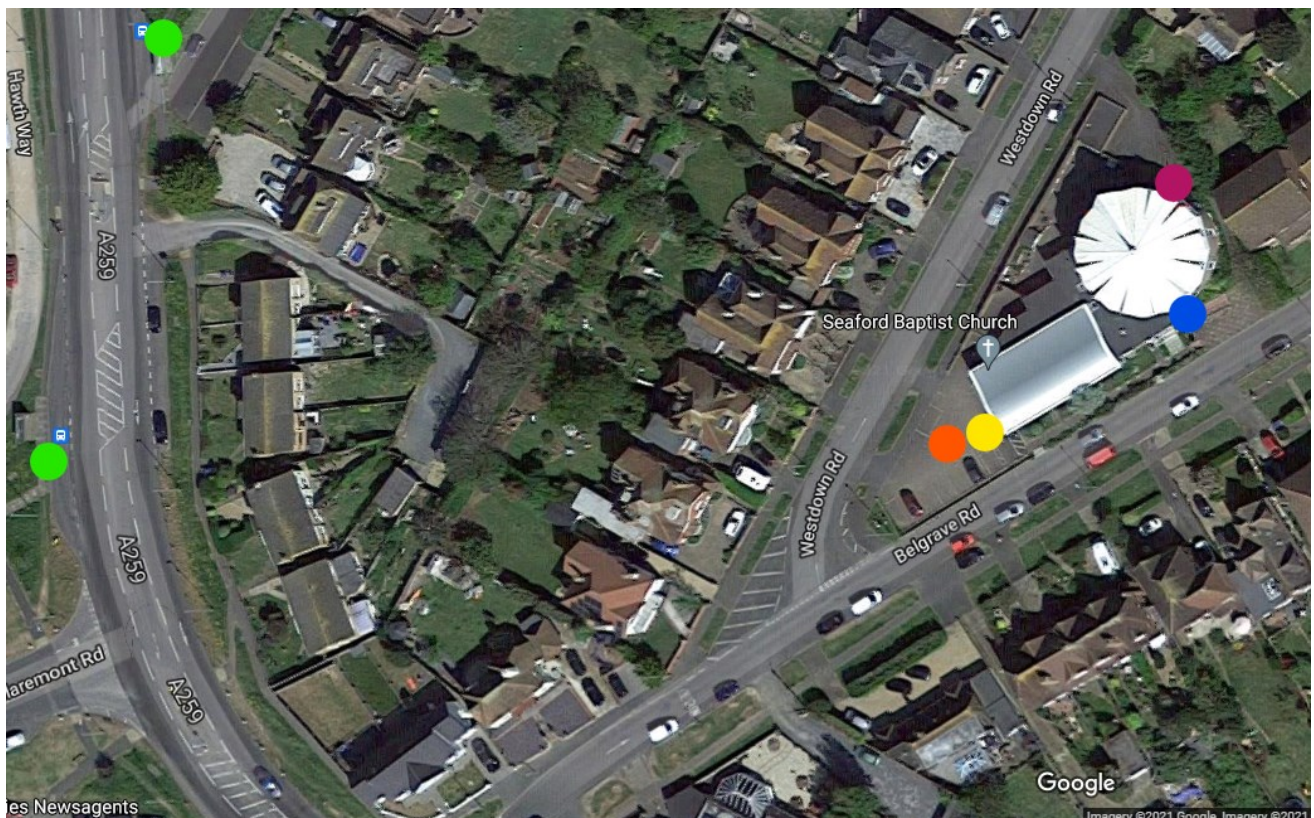
Spaces will be assigned on a first come, first served basis.

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.

## 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.

Access to the meeting by all participants is as set out below:



**Green** – main bus route stops, a 2 to 3 minute walk from venue.

**Yellow** – bike racks available

**Orange** – onsite car parking, limited number of spaces – alternative car parking on street.

**Blue** – main entry point to be used, requires use of stairs OR

**Purple** - disabled access and pathway to Belgrave Road or Westdown Road.

## **Public Participation:**

Members of the public looking to participate in the public participation section of the meeting may do so in three ways:

1. Submit a written statement using the above contact details, which will be read out by a Council Officer during the public participation section of the meeting, or;
2. Join a virtual Zoom meeting that will be visible to the meeting participants and will allow you to make your statement verbally to those present in the meeting, or;
3. If attending the meeting in person, by making a verbal statement at the meeting during the public participation section of the meeting.

Your statement should be regarding business on the agenda for that meeting.

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

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.

## **Written Statement:**

1. Please ensure that any written statement is submitted to [georgia.raeburn@seafordtowncouncil.gov.uk](mailto:georgia.raeburn@seafordtowncouncil.gov.uk) at least 24 hours before the meeting.
2. Submissions can be submitted by post but you must be mindful that this is received 24 hours before the meeting still; the Town Council cannot take responsibility for post that is not received in time.
3. While every effort will be made to include all submissions possible, those received later than the above may not be guaranteed to be read aloud.
4. Submissions should be no longer than 4 minutes in length to read (this is roughly 1 – 2 pages of A4).
5. If there are any concerns about the nature of your submissions, officers will raise this with you in advance of the meeting where possible but the right is reserved to not read aloud all of submissions where there is a justified reason for this – officers will inform you where this is the case.

## **Verbal Statements:**

Further details regarding the specifics of attending the Zoom meeting or in person are further below, but these are key points for any form of verbal participation in the meeting:

1. You will only be able to speak at a certain point of the meeting; the Chair of the meeting will indicate when this is (if via Zoom, the technical host will also prompt you if needed).



2. You do not have to state your name if you don't want to.
3. This point is usually included on the meeting agenda as 'Public Participation' although in Planning & Highways Committee meetings members of the public are also invited to speak immediately before each planning application, if they wish 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. If attending via Zoom and you have no video feed and only audio, you will have to unmute yourself and state your wish to speak or indicate this using the 'chat function' within Zoom.
7. 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.
8. Members of the public should not speak at other points of the meeting.

### **Participation via Zoom meeting:**

If you are looking to join the Zoom meeting you will need to join the meeting for 7.00pm. Please use the meeting details below.

It is important to note that at this Zoom meeting you will only be able to see yourself and other public participants, not the physical meeting. If you would like to watch the meeting proceedings, you will need to have both the livestream and Zoom operating (which can be done on the one device/screen).

### **Zoom Details:**

Zoom Meeting Link:

<https://zoom.us/j/98240185509?pwd=VkhZbzhTWXhGdnl3a1JqS29sWXhHZz09>

Zoom Meeting ID: 982 4018 5509

Zoom Meeting Passcode: please email [georgia.raeburn@seafordtowncouncil.gov.uk](mailto:georgia.raeburn@seafordtowncouncil.gov.uk) at least 24 hours before the meeting to request the passcode

### **Joining the Zoom Meeting:**

1. When you join the meeting, you will enter the virtual waiting room and a Town Council officer (the 'technical host') will let you in to the meeting at the appropriate time.

2. We advise residents to change their Zoom names to 'Resident' as names will be visible to those in the meeting and possibly on the livestream of the meeting to YouTube.
3. With Zoom, you will have the option to choose whether or not you want your video feed on.
4. We ask that all members of the public remain muted during the meeting.
5. If joining part way through the meeting, you may have a short period in the waiting room if the host has to wait for a suitable point to allow you to enter.
6. The Zoom meeting will remain live for all of the meeting (save for where an exclusion of the press and public is required) but participation will be limited to the public participation section of the meeting.

## **Covid-safety Measures**

The Town Council meetings are being held at Seaford Baptist Church as the meeting space allows for safe distancing of participants, as well as the required equipment to livestream meetings.

In addition to the safety measures being taken in the venue itself, there are steps that you can take to protect yourself and the other participants:

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: <https://www.nhs.uk/conditions/coronavirus-covid-19/symptoms/main-symptoms/>); 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 when in the meeting, unless you have a medical exemption.
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 <https://www.gov.uk/order-coronavirus-rapid-lateral-flow-tests> 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: <https://www.nhs.uk/conditions/coronavirus-covid-19/self-isolation-and-treatment/when-to-self-isolate-and-what-to-do/>
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

<b>Report No:</b>	<b>54/21</b>
<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>28<sup>th</sup> July 2021</b>
<b>Title:</b>	<b>Lewes Local Plan – Issues and Options Consultation</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To present the Committee with the details of the open consultation regarding the Lewes Local Plan Issues and Options document and seek the Committee’s comments for forwarding to Full Council for the final response to the consultation to be agreed</b>

### **Recommendations**

#### **The Planning & Highways Committee is recommended:**

1. To forward comments to Full Council for consideration at the meeting on 25<sup>th</sup> August when the final decision will be made on the Town Council’s response to the consultation.

## **1. Introduction**

**1.1** Lewes District Council (Lewes DC) has started the formal process of replacing the Lewes Local Plan 2016, which expired in May this year, by publishing an Issues and Options document for public consultation.

**1.2** The purpose of the Plan, as explained in this document, is to set out a vision for the Lewes District up to 2040. In particular it covers what type of housing, commercial development and infrastructure is required, where that development should be located and how the need for development can be reconciled with the need to mitigate climate change and safeguard the environment.



**1.3** This preliminary stage in the process is standard procedure in the preparation of all Local Plans.

**1.4** The consultation document can be found on Lewes DC's website here:

[https://planningpolicyconsult.lewes-eastbourne.gov.uk/connect.ti/LDLP\\_IO/consultationHome](https://planningpolicyconsult.lewes-eastbourne.gov.uk/connect.ti/LDLP_IO/consultationHome)

## **2. Consultation**

**2.1** The Issues and Options document was circulated to all Town Council members on 8<sup>th</sup> July together with an invitation to join a briefing by Lewes DC officers on Microsoft Teams at 4.00pm on Wednesday 21<sup>st</sup> July.

**2.2** All members will have an opportunity to comment on the Plan either at the Committee meeting on 28<sup>th</sup> July, the Full Council meeting on 25<sup>th</sup> August or at both meetings.

**2.3** The consultation period expires on 3<sup>rd</sup> September 2021.

## **3. Relevant Background**

**3.1** The full document explaining the purpose of the consultation is relatively brief, well laid out and deserves to be read in full.

**3.2** In this report I will however attempt to bring out the main points and explain some of the external issues which are bound to influence the preparation and processing of the Plan.

**3.3** Circumstances in planning have changed significantly since the adoption of the expired Local Plan/Core Strategy in May 2016.

**3.4** The method of assessing the housing requirement for each district was revised and amended by the Government in 2018 and implemented in 2019. The outcome of this for the Lewes District is that its housing requirement is now based on housing need and a country-wide target of 30,000 new homes per year. The requirement has therefore been increased from 345 new dwellings per year (which Lewes DC was managing to achieve) to 782 dwellings (603 outside the South Downs National Park).

**3.5** The ability of a district to provide sufficient land to meet this level of requirement is not cited in the National Guidance as a relevant factor in the assessment but, in Lewes DC's case, is bound to be the most prominent issue in the process.

**3.6** Added to this is the fact that 56% of the Lewes District is within the National Park which, understandably, will bear a far lighter burden.

**3.7** The Plan is also being prepared against a background of major proposed reforms of Planning rules and procedures, the most significant and wide-ranging reforms since the introduction of the current system in 1948.

**3.8** The new planning proposals were set out in a White Paper published by the Government last autumn, which drew criticism from all quarters. This was mainly down to the intention to introduce a completely new Local Plan procedure and a land zoning system across the country, where any application would gain virtually automatic approval if it was within the zone allocated for that type of development.

**3.9** The Bill to implement these changes was announced in the Queens Speech, which indicates that the Government intends to get the legislation through Parliament this year. There has been no indication from the Government that the proposals have been 'softened' to take account of the critical response to the White Paper but no Bill has been published as yet. Against this uncertain background Lewes DC has no choice but to carry on with the preliminary stages of the new Plan, so that it is in a position to deal with whatever new requirements emerge from the proposed legislation.

**3.10** The Government still insists that the public will have a significant input to development proposed under the new system. The White Paper makes it clear however that in order to avoid applications for residential development taking years to pass through the system due to neighbour and local authority objections, the main public input would be scaled down to comments/objections into the zoning of areas in the new revised Local Plans. The input into applications would be restricted to design issues. The Local Plan process would therefore become the focal point of public involvement in planning and the principle of development would be settled by the Plan prior to the application.

## **4. Issues and Options**

### **4.1 Housing Delivery**

**4.2** The consultation document deals with the issues relating to location of new housing under six preferences (pages 26-28) namely :-

- 1) Intensification of development within coastal towns
- 2) Further outward expansion of Newhaven and Peacehaven
- 3) Urban Extensions to Burgess Hill and Haywards Heath

- 4) Focus growth on the most sustainable villages in the Low Weald
- 5) Disperse growth across all Low Weald villages
- 6) A new settlement in the Low Weald

**4.3** The advantages and disadvantages of these six options form the crucial section of the document and should be read in full.

**4.4** The case against allocating an increased housing requirement for Seaford, apart from the natural constraints of the South Downs National Park and the sea, is:

- (a) that there are few brownfield sites,
- (b) that the limited number of greenfield sites need protection,
- (c) that redevelopment often means overdevelopment and harm to the character of existing areas, and
- (d) that the road infrastructure is already under severe strain.

#### **4.5 Affordable Housing**

**4.6** Apart from the number and location, the type of new housing is a vital issue covered in the document The section on Affordable Housing starts at page 30 and the options are listed on page 31 i.e:

- (a) Should the new Local Plan seek the maximum viable affordable housing target on sites of 10 or more dwellings?
- (b) Should the new Local Plan maintain the [District] Council's preference for an affordable housing tenure split of 75% affordable rented homes and 25% intermediate homes, or should it pursue a different approach?
- (c) Should the new Local Plan have a locally specific approach to supporting the development of 'First Home exception sites' (as it currently has for rural exception sites) or should the [District] Council rely on national planning policy?

**4.7** One of the benefits of the former Newlands School site development is that it will contribute 46 units of affordable housing for local residents and families. The figures indicate that will meet most of the local 'identified need' for this type of housing.

**4.8** This does not mean however that the issue can be overlooked. There will always be a need in all areas of the Lewes District for housing at affordable rents i.e 80% of the market rent or less. The Government recent policies, as

evidenced in the former Newlands School site development, is that whatever provision is required in a Local Plan, the final quota depends on the viability of the particular scheme and whether the developer can earn the 20% profit allowed them.

**4.9** The Government argue that this is to encourage developers to build but it has resulted in a massive under provision of affordable housing especially across the country and in particular, in areas of high land value. A second issue is that requiring a certain level of affordable housing in every scheme could leave less developer contribution towards essential infrastructure.

**4.10** Other options relating to housing issues are listed at page 36.

## **5. Neighbourhood Planning**

**5.1** The new Local Plan will provide an up-to-date strategic policy framework for towns and parishes that are preparing or reviewing a neighbourhood plan. It will set out a strategy for the pattern and scale of new development within the plan area and identify a housing delivery requirement for each designated neighbourhood area outside of the National Park.

**5.2** The new Local Plan will have to allocate sufficient sites to ensure that the overall development strategy for the area can be delivered. However, neighbourhood plans can still have a role to play in allocating non-strategic sites (i.e. sites not allocated in the Local Plan Part 1) to help deliver this strategy.

## **6. Conclusions**



**6.1** It is not possible to set out a comprehensive summary of all the issues and options covered in the document. These include Climate Change and Commercial Development. The questions to answer and the options to consider on all the topics covered are on the coloured blocks in each of the main sections and members are recommended to study carefully each of these sets of options in preparation for the meeting.

## **7. Financial Appraisal**

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

## **8. Contact Officer**

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

Planning Officer	
Town Clerk	



## Seaford Town Council

<b>Report No:</b>	<b>55/21</b>
<b>Agenda Item No:</b>	<b>6</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>28<sup>th</sup> July 2021</b>
<b>Title:</b>	<b>Talland Parade Update</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To update the Committee on the current situation with regard to Talland Parade.</b>

<b>Recommendations</b>
<b>The Planning &amp; Highways Committee is recommended:</b>
1. To note the contents of the report.

### 1. Introduction

**1.1** At the meeting on 16<sup>th</sup> June 2021 this Committee considered a report on Talland Parade and resolved :-

*To NOTE the report and ADOPT its contents as the Town Council's position statement AND*

*To AGREE to request a meeting with Lewes District Council to discuss a possible joint approach to securing a permanent solution to the problem.*

**1.2** The Planning Officer subsequently attended a Zoom meeting with Lewes District Council's Director of Planning and Regeneration, Acting Head of Planning and Property Lawyer.

**1.3** All aspects of the Talland Parade case were discussed, in particular the various legal remedies which have been referred to by interested parties aimed either at persuading the owners to resume work and complete the scheme or taking over the site.



**1.4** The issues covered are set out below with comments on the legal and practical implications:-

- (a) **COMPLETION NOTICE** – Likely to involve a Public Inquiry, Secretary of State's approval and if successful would only have the effect of removing the existing consent and leaving the site 'in limbo'.
- (b) **COMPULSORY PURCHASE ORDER** – Slow, cumbersome and expensive procedure again involving an Inquiry and Secretary of State's consent. If the remedy is used at all, it is normally for securing the ownership and control of land to facilitate major projects. No guarantee that Ministry of Housing, Communities and Local Government would accept it as an appropriate remedy in this case.
- (c) **s.215 NOTICE** - Difficulty is that the site is in a tidier state than when previous notice was served and doubts whether a second attempt using the same remedy would be lawful.
- (d) **SCAFFOLDING** – East Sussex County Council has no discretion to refuse the annual scaffolding licence. It is keeping the site safe. If e.g a nuisance abatement notice were served on grounds that pavements around the site had been blocked long term, the owners could easily circumvent it by making a token recommencement of the work to show that the scaffolding was still required.

**1.5** There have been many calls on the District Council from the various interested parties to take immediate action against the site owners under one or more of these remedies. Compulsory Purchase is favoured as, if successful, it would take control of the site away from the current owners. What the District Council does with the site subsequently is uncertain, however.

**1.6** Coincidentally the issue of Compulsory Purchase and local authorities was referred to recently to in an announcement from the Government to support the Prime Minister's 'Levelling-Up' initiative set out in the major speech made on 14<sup>th</sup> July.

**1.7** The announcement was that 'The Government is to give additional powers to local authorities to make Compulsory Purchase Orders to take over and transform derelict buildings and convert them into homes if property owners stall on regeneration plans.'

**1.8** This statement appears to support the view already taken by the District Council on the restrictions in the current law relating to Compulsory Purchase Orders and to contradict Government officials who have advised recently that the District Council already has sufficient legal powers to take appropriate action.

**1.9** It will be interesting to see the detail of these 'additional powers'.



**1.10** The District Council, in the current absence of an obvious legal remedy, is seeking to negotiate with the owners to find out what is causing the delays and to secure a prompt resumption of work on site. It is in contact with the owners' agent and will update the Town Council on any progress made.

## **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

<b>Report No:</b>	<b>56/21</b>
<b>Agenda Item No:</b>	<b>7</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>28<sup>th</sup> July 2021</b>
<b>Title:</b>	<b>Road Closure Application – Seahaven Pride</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To inform the Committee of proposed road closures for Seahaven Pride on Sunday 29<sup>th</sup> August 2021</b>

<b>Recommendations</b>
<b>The Planning &amp; Highways Committee is recommended:</b>
1. To consider the application and forward any comments to Lewes District Council.

### 1. Introduction

1.1 Lewes District Council has received an application from the organisers of Seahaven Pride for a temporary road closure on Sunday 29<sup>th</sup> August 2021.

1.2 The closure requested is for the length of Cliff Gardens from The Esplanade to the junction with Cliff Close from 0800 to 2100.


1.3 Members are 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	
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Town Clerk

A handwritten signature in black ink, appearing to be 'A M D' followed by a large, sweeping flourish.



## Seaford Town Council

<b>Report No:</b>	<b>57/21</b>
<b>Agenda Item No:</b>	<b>8</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>28<sup>th</sup> July 2021</b>
<b>Title:</b>	<b>Rampion 2 Wind Farm Consultation</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To notify the Committee of the proposed expansion of the Rampion Wind Farm</b>

<b>Recommendations</b>
<b>The Planning &amp; Highways Committee is recommended:</b>
1. To submit any comments in response to the consultation to the Rampion 2 Team.

### 1. Introduction

**1.1** The Town Council has been notified of proposals to extend the existing offshore Rampion Wind Farm by 116 turbines.

**1.2** The new turbines will be located offshore between Brighton and Bognor.

**1.3** The landfall location will be at Climping Beach between Littlehampton and Bognor, where the offshore cables will join the onshore cables.

**1.4** The onshore cables will run past Arundel, Storrington and Henfield to a sub-station at Bolney, near Haywards Heath.

**1.5** All details of the scheme can be found via the link below:

<https://rampion2.com/>

**1.6** The consultation opened on 14<sup>th</sup> July and will close on 16<sup>th</sup> September 2021.


**1.7** Members are requested for their comments in response to the proposals.

### 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

<b>Report No:</b>	<b>58/21</b>
<b>Agenda Item No:</b>	<b>9</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>28<sup>th</sup> July 2021</b>
<b>Title:</b>	<b>Update Report</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee</b>

<b>Recommendations</b>
<b>The Planning &amp; Highways Committee is recommended:</b>
1.To note the report and the decisions.

### 1. Introduction

**1.1** Members will be aware that no Lewes District Council decisions on applications have been reported in the last few months. This is due to the fact that the Town Council ceased receiving formal notification of decisions in mid-April.

**1.2** Investigations have been carried out by Lewes District Council but email notifications have not resumed.

**1.3** In order to keep members updated I have extracted the decisions listed on the District Council's website since mid-April and set them out in the attached schedule at Appendix A, with information added as to whether the decision was in line with the Town Council's response.


**1.4** The schedule covers all decisions listed up to the end of June 2021. July's decisions will be reported to the next meeting on 18<sup>th</sup> August 2021.

### 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	

SCHEDULE OF LDC DECISIONS – MAY and JUNE 2021 – ITEM 9 -  
PLANNING AND HIGHWAYS COMMITTEE – WEDS 28<sup>TH</sup> JULY  
2021

- [Section 73A retrospective application for the erection of a rear balcony](#)

9 Carlton Road Seaford East Sussex BN25 2LE

Ref. No: LW/21/0028 | Received: Tue 19 Jan 2021 | Validated: Mon 08 Feb 2021 | Status:  
APPROVED IN LINE WITH STC RESPONSE

- [Loft conversion to include raising ridge height, installation of 2x front dormers, 2x front rooflights and 1x rear dormer with a Juliet balcony](#)

53 Alfriston Road Seaford East Sussex BN25 3QD

Ref. No: LW/21/0018 | Received: Wed 13 Jan 2021 | Validated: Tue 02 Feb 2021 | Status:  
APPROVED BY LDC OBJECTION FROM STC

- [Replace the Rix & Kay signage to the ground floor, with G3 Architecture signage](#)

26 Sutton Park Road Seaford East Sussex BN25 1QU

Ref. No: LW/20/0901 | Received: Tue 29 Dec 2020 | Validated: Thu 04 Feb 2021 | Status:  
APPROVED IN LINE WITH STC RESPONSE

- [Convert existing garage with small extension to rear, erection of a garden shed, remove mature leylandii and replace with timber close board fence with louvres above, with planting/climbers](#)

2A North Way Seaford East Sussex BN25 3AL

Ref. No: LW/21/0086 | Received: Tue 09 Feb 2021 | Validated: Thu 18 Feb 2021 | Status:  
APPROVED IN LINE WITH STC RESPONSE

- [T1, Holm Oak - reduce 1.5m past old pollard point to increase light to the dwelling.](#)

Griffin Lodge Eastbourne Road Seaford East Sussex BN25 4NS

Ref. No: TW/21/0018/TCA | Received: Mon 08 Feb 2021 | Validated: Mon 08 Feb  
2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [single storey rear and side extension](#)

14 Sandgate Close Seaford East Sussex BN25 3LL

Ref. No: LW/21/0349 | Received: Tue 11 May 2021 | Validated: Tue 11 May 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [Demolish existing rear conservatory and erection of single storey extension](#)

1 Kedale Road Seaford East Sussex BN25 2BY

Ref. No: LW/21/0330 | Received: Thu 06 May 2021 | Validated: Thu 06 May 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [Part single and double storey side extension](#)

35 Carlton Road Seaford East Sussex BN25 2LS

Ref. No: LW/21/0275 | Received: Tue 13 Apr 2021 | Validated: Tue 13 Apr 2021 | Status: APPROVED BY LDC OBJECTION FROM STC

- [Single storey rear extension](#)

57 Sutton Road Seaford East Sussex BN25 1SU

Ref. No: LW/21/0348 | Received: Tue 11 May 2021 | Validated: Tue 11 May 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [side extension, increase dormer width to rear, 2no dormers to front and front rooflights](#)

3 Harbour View Close Bishopstone East Sussex BN25 2SE

Ref. No: LW/21/0223 | Received: Thu 25 Mar 2021 | Validated: Thu 13 May 2021 | Status: REFUSED IN LINE WITH STC OBJECTION

- [creation of a single storey rear extension and internal alterations](#)

31 Clementine Avenue Seaford East Sussex BN25 2UU

Ref. No: LW/21/0218 | Received: Tue 23 Mar 2021 | Validated: Tue 23 Mar 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [2 storey front extension, installation of rooflights to front plane of roof, Increase of ridge height, first floor extension above existing garage on north east elevation , Instalation of 3 No. Dormers to rear including balcony](#)

Pear Tree House 77 Firle Road Seaford East Sussex BN25 2JA

Ref. No: LW/21/0190 | Received: Tue 16 Mar 2021 | Validated: Tue 16 Mar 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [retrospective variation of condition 1 \(plans\) of application LW/19/0607 for the following changes: additional window to North elevation, replacement of windows/doors on East elevation of host dwelling with sliding patio doors, change of doors on East elevation of extension to 1no. sliding door and raise extension height by 200mm, addition of overhang to dormer roof](#)

127 North Way Seaford East Sussex BN25 3JW

Ref. No: LW/21/0187 | Received: Tue 16 Mar 2021 | Validated: Tue 16 Mar 2021 | Status: APPROVED BY LDC OBJECTION FROM STC

- [Creation of a first floor side extension and ground floor front extension](#)

6 Greenwell Close Seaford East Sussex BN25 3SG

Ref. No: LW/21/0148 | Received: Tue 02 Mar 2021 | Validated: Tue 02 Mar 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [creation of a full-width single-storey rear extension, with timber/composite access steps and patio. New windows and gable end material to the front elevation](#)

12A Bishops Close Seaford East Sussex BN25 2NW

Ref. No: LW/21/0140 | Received: Mon 01 Mar 2021 | Validated: Mon 01 Mar 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [T1 - Leyland Cypress - fell - dying. T2 - Ash - fell - infected with Ash Dieback. T3 - Ash - fell - infected with Ash Dieback. T4 - Ash - fell - infected with Ash Dieback. T6 - Elm - remove major deadwood and crown thin by 20% - to allow wind sail through crown.](#)

9 Chalvington Close Seaford East Sussex BN25 3QF

Ref. No: TW/21/0015/TPO | Received: Wed 17 Feb 2021 | Validated: Wed 17 Feb 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [Conversion of existing dwelling into 5 self contained apartments, reinstatement of external steps from street level to basement level on front \(west facing\) elevation](#)

6 Pelham Place Pelham Road Seaford East Sussex BN25 1EN

Ref. No: LW/21/0094 | Received: Fri 12 Feb 2021 | Validated: Mon 29 Mar 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [Erection of 9 new dwellings and associated infrastructure](#)

Elm Court Blatchington Road Seaford East Sussex

Ref. No: LW/20/0799 | Received: Tue 24 Nov 2020 | Validated: Tue 24 Nov 2020 | Status: APPROVED BY LDC OBJECTION FROM STC

- [Conversion of existing care home to create two semi detached 3 bedroom houses, and a detached building consisting of 3 flats \(1x 1bed, 1x 2bed and 1x 3bed\)](#)

18 College Road Seaford East Sussex BN25 1JD

Ref. No: LW/20/0478 | Received: Tue 28 Jul 2020 | Validated: Wed 19 Aug 2020 | Status: APPROVED IN LINE WITH STC RESPONSE

- [single storey rear extension and loft conversion with rear dormer and 2no roof lights to front elevation](#)

19 Barn Close Seaford East Sussex BN25 3EW

Ref. No: LW/21/0238 | Received: Tue 30 Mar 2021 | Validated: Tue 30 Mar 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [Single storey rear extension to existing retail unit as confirmed by the submitted drawings for ancillary retail storage use](#)

31-33 Broad Street Seaford East Sussex BN25 1LS

Ref. No: LW/21/0219 | Received: Wed 24 Mar 2021 | Validated: Thu 22 Apr 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [Conversion of garage and conservatory into habitable rooms](#)

24 Micklefield Way Seaford East Sussex BN25 4EU

Ref. No: LW/21/0249 | Received: Fri 19 Mar 2021 | Validated: Mon 12 Apr 2021 | Status: APPROVED IN LINE WITH STC RESPONSE



- [Single storey rear extension](#)

6 Landsdown Road Seaford East Sussex BN25 3JS

Ref. No: LW/21/0175 | Received: Fri 12 Mar 2021 | Validated: Fri 12 Mar 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [Ash Tree - 15% reduction. To maintain size of tree in a built up area](#)

9 Juniper Close Seaford East Sussex BN25 4BW

Ref. No: TW/21/0030/TPO | Received: Mon 08 Mar 2021 | Validated: Mon 08 Mar 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [First floor extension above existing single storey](#)

1 Alces Place Firle Road Seaford East Sussex BN25 2HJ

Ref. No: LW/21/0126 | Received: Tue 23 Feb 2021 | Validated: Tue 23 Feb 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [New railings and gate as protection to steps leading to boiler room at low level](#)

Parish Church Of St Peter Blatchington Hill Seaford East Sussex

Ref. No: LW/21/0083 | Received: Mon 08 Feb 2021 | Validated: Fri 19 Mar 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [Erection of single storey rear extension, installation of Velux rooflights to existing first floor and erection of rear dormer to allow installation of internal lift shaft](#)

20 Hill Rise Seaford East Sussex BN25 2UA

Ref. No: LW/21/0059 | Received: Mon 01 Feb 2021 | Validated: Mon 01 Feb 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- [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](#)

1 Hamsey Lane Seaford East Sussex BN25 4DW

Ref. No: TW/21/0006/TPO | Received: Wed 20 Jan 2021 | Validated: Wed 20 Jan 2021 | APPROVED IN LINE WITH STC RESPONSE

- **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**

9 May Avenue Seaford East Sussex BN25 4NZ

Ref. No: TW/21/0005/TPO | Received: Wed 20 Jan 2021 | Validated: Wed 20 Jan 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- **1 Sycamore - Crown to be thinned by 30%, 2 Sycamore - Crown to be thinned by 30%, 3 Sycamore - Removal of overhanging branches (approx 20% lifting and thinning)**

1 Barn Close Seaford East Sussex BN25 3EW

Ref. No: TW/21/0011/TPO | Received: Wed 06 Jan 2021 | Validated: Wed 06 Jan 2021 | Status: APPROVED IN LINE WITH STC RESPONSE

- **Erection of a two storey rear extension (including balcony), front entrance porch, new roof over existing front dormer and ground floor bay window, insertion of 4X rooflights, change to external facing materials**

5 Chyngton Road Seaford East Sussex BN25 4HA

Ref. No: LW/20/0738 | Received: Fri 30 Oct 2020 | Validated: Wed 06 Jan 2021 | Status: APPROVED WITHOUT GARAGE IN LINE WITH STC RESPONSE