



## Seaford Town Council

### **Seaford Town Council Planning & Highways Agenda – 7<sup>th</sup> April 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 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 7<sup>th</sup> April 2022** at **7.00pm**, which you are summoned to attend.

Adam Chugg  
Town Clerk

1<sup>st</sup> April 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.**

### **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 14<sup>th</sup> March 2022

[LW/22/0169 – 41 Upper Belgrave Road](#) - Installation of 1no East facing window and 1no West facing Juliet balcony, both at 1st floor level for Mr and Mrs D'Cruz.

[LW/22/0166 – 8 Queensway](#) - Two storey side extension for Mr R Smith.

[LW/22/0131 – 16 Maurice Road](#) - Two-storey side extension and single-storey garage extension for Ms S Meddings.

[LW/22/0190 - 10 Southdown Road](#) - Replacement single storey rear extension with flat roof and 2no. skylights for Mr J Miles.

[LW/22/0196 - 14 Hartfield Road](#) - Demolition of existing store and garage, erection of single storey side extension and rear extension for Mrs Y Zeilmaker.

LDC Planning Applications received in week commencing Monday 21<sup>st</sup> March 2022

[LW/21/0749 - 6 Cinque Ports Way](#) – Single storey side extension for Mr P Weatherley.

Tree Works Applications

[TW/22/0014/TPO - 2 Willow Drive](#) - Holm Oaks (T1 & T2) - Reduce crowns by 2-3m and crowns thin branch structure by approximately 20%. Reasons:- Maintain smaller crowns to prevent any damage to main sewers running close to trees and prevent pigeon droppings causing a serious health hazard for Mr Eardley.

[TW/22/0016/TPO – 8 Chapel Close](#) - The removal of one trunk of a potentially dangerous multi stemmed Sycamore for Mr D Ealey.

[TW/22/0018/TPO - Cuckmere House School Eastbourne Road](#) - T1 - Sycamore - Crown reduction of 4m off the height and lateral branches to include a crown lift of 5m for Mr R Newton.

Appeals Received

[LW/19/0656 – 6 Steyne Road](#) – Redevelopment of site to create 13 apartments – Refused at Lewes District Council's Planning Applications Committee on 6<sup>th</sup> October 2021 on the following grounds:-

The proposed development, due to its size, massing, scale and design, would result in an overdevelopment of the site and would have a detrimental impact on the setting of the adjacent conservation area and upon the character and appearance of the surrounding street scene, contrary to Seaford Neighbourhood Plan Policies SEA2 and SEA3, SF01 of the Seaford Neighbourhood Plan Design Guidelines, and Policies DM25 and DM33 of the Lewes District Local Plan, and Para 130 (c) of the NPPF.

## 5. [Glover Landscape Review](#)

To consider report 189/21 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 6 to 7) – *Deferred from the previous meetings on 24<sup>th</sup> February and 17<sup>th</sup> March.*

## 6. [Talland Parade Update - April 2022](#)

To consider report 201/21 of the Planning Officer providing an update on recent developments at Talland Parade (pages 8 to 9).

## 7. [Telecommunications Infrastructure – Changes to Permitted Development Rights](#)

To consider report 202/21 of the Planning Officer presenting details of the Government's proposals surrounding permitted development rights for telecommunications infrastructure (pages 10 to 14).

## 8. [Proposed Road Closures for Jubilee Street Parties and 'Tour of Sussex'](#)

To consider report 203/21 of the Planning Officer presenting details of proposed road closures for the Committee to comment on (pages 15 to 16).

## 9. [Update Report](#)

To consider report 204/21 of the Planning Officer and the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee (pages 17 to 19).

### **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. Attending the meeting in person.

Due to health and safety restrictions, the number of public in attendance will be limited to 10. The Town Council therefore asks that you contact

[admin@seafordtowncouncil.gov.uk](mailto:admin@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](mailto:planning@seafordtowncouncil.gov.uk) or by post to the Town Council offices.

#### Health & Safety Measures:

While Covid restrictions are no longer mandated the Town Council wishes to stay vigilant and mindful of the health and safety of its meeting participants by upholding the requirement that you should 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 symptoms of any similarly contagious illness.



## Seaford Town Council

<b>Report No:</b>	<b>189/21</b>
<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>7<sup>th</sup> April 2022</b>
<b>Title:</b>	<b>Glover Landscape Review 2019 (DEFERRED ITEM)</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To present details of the Glover Landscape Review and agree any comments as part of the consultation</b>

<b>Recommendations</b>
<b>The Committee is recommended:</b>
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 9<sup>th</sup> 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 The Committee is 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

<b>Report No:</b>	<b>201/21</b>
<b>Agenda Item No:</b>	<b>6</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>7<sup>th</sup> April 2022</b>
<b>Title:</b>	<b>Talland Parade Update – April 2022</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To providing an update on recent developments at Talland Parade</b>

<b>Recommendations</b>
<b>The Committee is recommended:</b>
1. To note the update.

### 1. Information

- 1.1 The Town Council has received the following update from Karl Taylor, East Sussex County Council's Assistant Director (Operations) on recent discussions with the Agent for the owners of Talland Parade :-
- 1.2 *"We have met with the owners of Talland Parade and their project manager to look at the need for the scaffolding and plans for the building and were given assurances that the building work is on track to start shortly. In the meantime, they have agreed to fund some improvements to the footway in Saxon Lane and advertising hoardings for those businesses affected by the partial road and footpath closure. However, before we renew the licence for the scaffolding, that will then be reviewed on a rolling six-month basis, they must provide a schedule of the work and put a communications plan in place to ensure Seaford Town Council is regularly updated on the progress of the project. We will continue to work with the owners of Talland Parade to ensure the scaffolding does not remain in place any longer than it needs to."*



1.3 The Committee is recommended to note the update.

## 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>201/21</b>
<b>Agenda Item No:</b>	<b>7</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>7<sup>th</sup> April 2022</b>
<b>Title:</b>	<b>Telecommunications Infrastructure – Changes to Permitted Development Rights</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To present details of the Government’s proposals surrounding permitted development rights for telecommunications infrastructure</b>

<b>Recommendations</b>
<b>The Committee is recommended:</b>
1.To note the report.

### 1. Information

- 1.1 Last year the Government carried out a consultation on various proposed changes to permitted development rights including telecommunications.
- 1.2 The reason for the changes is, in the main, the pledge to extend the coverage of 4G to 95% of the UK and speed up the roll out of 5G.
- 1.3 The Government also considers that the changes in working practices brought about by the Covid pandemic has prioritised these changes.
- 1.4 A summary of the proposals is appended to this report.
- 1.5 The significant point as far as the local area is concerned is the proposals to relax some of the existing restrictions in National Parks (referred to in the appendix as Article 2(3) land). It also includes Areas of Outstanding Natural Beauty and Conservation Areas



- 1.6 The new provisions would, for example, allow ground-based masts in these areas to extend to 25 metres and 30 metres on other 'unprotected' land. Currently the restriction is at 20 metres. Prior approval would be required.
- 1.7 Also, small radio equipment cabinets (under 2.5 cubic metres) could be located on Article 2(3) land without any prior approval required.
- 1.8 The Committee is recommended to note the report.

## 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 202-21 Appendix A**

### **Summary of changes to permitted development rights**

Having fully considered the responses to the consultation, the government has decided to take forward the following changes to permitted development rights:

#### **Enabling deployment of radio equipment housing**

- To support the upgrading of sites and improve mobile connectivity in rural areas, we will enable small radio equipment cabinets to be installed on Article 2(3) land without prior approval – bringing regulations in line with those for unprotected areas. Cabinets over 2.5 cubic metres will still be subject to prior approval.
- To further support site sharing and coverage in rural areas, we will also make it easier to deploy equipment cabinets within compounds, while ensuring that visual impacts are mitigated.
- We will be introducing conditions into regulations to ensure that the impacts of development are minimised, as well as strengthening guidance on the siting of development through the new Code of Practice.

#### **Strengthening existing ground-based masts**

- To enable the upgrading of sites to support 5G deployment and increase network capacity, we will enable increases to width of existing masts without prior approval. We will enable width increases of two-thirds for existing narrower masts (those that are currently under a metre in width) and increases of one-half or two metres (whichever is greatest) for existing wider masts (those that are currently more than one metre in width). Greater increases beyond these limits would be subject to prior approval and planning conditions that require operators to minimise impacts will be introduced.
- To further support site sharing and extend mobile coverage, we will also enable existing masts outside of Article 2(3) land to be increased to a height of 25 metres without the need for prior approval. Greater increases (up to 30 metres) would be subject to prior approval. We will not be amending the current provisions that allow increases to heights of existing

masts on Article 2(3) land without prior approval (increases up to 20 metres are currently permitted), but we will enable limited height increases in these areas subject to prior approval (up to 25 metres). New planning conditions will ensure that Code Operators minimise the visual impact of infrastructure, especially on Article 2(3) land.

### **Building-based masts**

- To incentivise the use of buildings and existing structures, and help mitigate the impact of new development, we will enable the deployment of building-based masts in closer proximity to highways, subject to prior approval. We will also permit smaller masts (up to 6 metres in height above the tallest part of the building) to be installed on buildings without the need for prior approval.
- These changes will only apply on unprotected land. Furthermore, the [existing conditions which limit the height of masts](#), and require visual impacts to be minimised on buildings, will continue to apply.

### **New ground-based masts**

- To facilitate site sharing and provide greater coverage and capacity, especially in rural areas, we will enable the deployment of taller new ground-based masts – up to 25 metres in height on Article 2(3) land or land on a highway, and up to 30 metres on unprotected land.
- All new masts will still require the prior approval of the local planning authority, which will assess the proposed siting and appearance of the mast. Masts that exceed these heights will require full planning permission. The new Code of Practice will also provide detailed guidance on how operators could engage and consult with local communities on new development proposals to ensure that their views are considered.
- The government will not be taking forward the proposal to permit the deployment of monopole masts without the requirement for prior approval on unprotected land at this time.

## **Other changes**

- To ensure that any impacts on safeguarded assets can be considered by the relevant parties through the planning system, we will make changes to the procedure for notifying aerodromes, technical sites and defence assets.
- We will also update the definition of 'small cell system' to make sure that this encompasses new and emerging types of small cell technology.
- As noted above, we recognise that concerns were raised about mitigating the visual impacts and protecting local amenity. To address these concerns, we will introduce new planning conditions that require Code Operators to minimise the visual impact of new network development, particularly on Article 2(3) land, and to minimise impacts on the accessibility of footways and access to properties.

## **Next steps**

11. In order to make these changes, we will make amendments to Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ('the General Permitted Development Order') through secondary legislation, when parliamentary time allows.



## Seaford Town Council

<b>Report No:</b>	<b>203/21</b>
<b>Agenda Item No:</b>	<b>8</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>7<sup>th</sup> April 2022</b>
<b>Title:</b>	<b>Proposed Road Closures for Jubilee Street Parties and 'Tour of Sussex'</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To present details of proposed road closures for the Committee to comment on</b>

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

### 1. Information

- 1.1 Lewes District Council has received applications for temporary closures of the following roads for Street Parties as part of the Queen's Platinum Jubilee Celebrations:-
- 1.2 **ASHURST ROAD** – Between the junctions with Bramber Road and Steyne Road – 1300 to 1800 – Friday 3<sup>rd</sup> June.
- 1.3 **BODIAM CLOSE** – The length of the Close - 1200 to 1500 – Sunday 5<sup>th</sup> June.
- 1.4 **HEADLAND AVENUE** – Between the junctions with Southdown and Arundel Roads – 1100 to 1600 - Friday 3<sup>rd</sup> June.
- 1.5 There has also been an application from 360 Sport, the organisers of the Tour of Sussex Cycling event on Sunday 3<sup>rd</sup> July. The application is for the closure of the length of The Esplanade from the entrance to The Salts Recreation Ground to Martello Road from 0600 to 2200.

**1.6** Due of the length and timing of the closure applied for the Council's Events Team has been in contact with the organisers to discuss the details of the application and, in particular, the measures that will be taken to safeguard access for residents in the area during the event. Members will be given an update on these discussions at the meeting.

**1.7** Members are requested to consider the applications and to 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

<b>Report No:</b>	<b>204/21</b>
<b>Agenda Item No:</b>	<b>9</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>7<sup>th</sup> April 2022</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 Committee is recommended:</b>
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 204-21 Appendix A

### **SCHEDULE OF DECISIONS TAKEN BY LEWES DISTRICT COUNCIL SINCE THE COMMITTEE'S LAST MEETING ON 17<sup>th</sup> MARCH**

#### **Approved by LDC – No Objections from STC**

**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.

**LW/22/0016 – Lamont Southdown Road** - Demolition of existing front garden wall and replacement with front flint wall with raised patio area.

**LW/22/0011 – Dane Lea, Dane Road** -Conversion of dwellinghouse into 3 no flats and rear dormer AMENDED SCHEME.

**LW/21/0979 - Seaford Community Fire Station, Cradle Hill Road** – Outbuilding at rear.

**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.

**LW/21/0661 – Camberley, 43 Firle Road**- Single-storey rear extension and front porch.

**LW/21/0235 – 70 Saltwood Road** - Creation of a two storey side and single storey rear extension.

**LW/21/0215 – 11 Bishopstone Road** - Change of use from dwelling (C3) to holiday lets (C1).

**LW/21/0100 - 4 Pelham Yard** - Change of Use from Class A1 Commercial Therapy Rooms to Class C3 two bedroom Residential /Private Dwelling including the replacement of windows.

#### **Approved by LDC – Objection from STC**

**SDNP/22/00345/FUL – Manor Farm Barn, Bishopstone Village** -Change of use of agricultural barn to Sui Generis comprising mixed use of artists' studios and metalworking studio for blacksmith, with associated storage and use of residual parts of building for agricultural storage, together with associated parking, access and landscaping – Approved at Lewes DC's Planning Applications Committee on 9<sup>th</sup> March 2022.

**Refused by LDC – Objection from STC**

**LW/22/0051 – Widmore, Chyngton Road North** - Demolition of bungalow and erection of 2no. chalet bungalows – Grounds of Refusal: Cluttered scheme, poor design, adverse impact on established street scene.