



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – Thursday 20th October 2022

To the Members of the Planning & Highways Committee

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

A meeting of the **Planning & Highways Committee** will be held at the **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 20th October 2022** at 7.00pm, which you are summoned to attend.

Adam Chugg

Town Clerk

13th October 2022

- **Public attendance at this meeting will be limited to 28 due to the size of the meeting, so public will need to register to guarantee a place**
- **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

South Downs National Park Application

[SDNP/21/02342/FUL](#) – **Exceat Bridge, Eastbourne Road, Exceat** - Realignment and replacement of an existing single lane bridge at the A259 over the river Cuckmere, with a new two way, two lane bridge with a footpath, including reprofiling of the river and road embankments. Proposed provision of traffic calming measures between the Seven Sisters Country Park and Seaford. Alterations to access and provision of shared surface to east of Cuckmere Inn. Provision of a habitat creation area to restore agricultural land back into wetland on the east bank of Cuckmere Valley. The application is supported by an Environmental Statement.

See [report 96/22](#) attached (pages 6 to 8).

LDC Planning Applications received in week commencing Monday 26th September

[LW/22/0630](#) - **1 Norman Close, Bishopstone** - Single storey side and rear extension for Ms S Carroll.

LDC Planning Applications received in week commencing Monday 3rd October

[LW/22/0644](#) - **5 Manor Road** - Installation of 2no dormers to front, 1no dormer to rear, 1no dormer to side and alteration to fenestration on all elevations for Mr & Mrs N Patel.

[LW/22/0647](#) - **12 Quarry Lane** - Installation of rear balcony with glass balustrade to existing flat roof for Mr & Mrs P Smith.

[LW/22/0634](#) - **42 Rookery Way Bishopstone** - Increase in height of roof pitch to create an additional storey, first floor single storey extension to front, installation of 1no dormer to front and 1no dormer to rear and alterations to fenestration on all elevations for Mr A Scotcher.

Note: This is an application for full permission following the refusal by Lewes DC of an earlier application for Prior Approval. The grounds of objection of both STC and LDC were that the increase in height would form an incongruous and unsympathetic visual feature within the setting of the National Park and would be unsympathetic to character of surrounding area. The applicant has appealed against LDC's refusal of Prior Approval.

[LW/22/0652](#) - **17 Kingsway** - Erection of single storey rear extension, rendering and re-cladding to front for Mr & Mrs D Jordan.

[LW/22/0548](#) - **Seaford Community Fire Station, Cradle Hill Road** - Variation of Condition 1 (Plans) in relation to approval LW/21/0979 to increase building length by 1m and reduction in height for Mr Mark McCorkell.

Tree Works Applications

[TW/22/0083/TPO](#) - **7 Seagrove Way** - Proposal: T1 - Elm tree - Crown Thinning 40% T2 - Elm tree - Crown Thinning 40% T3 - Sycamore - Crown Thinning 40% due to large falling branches T4 - Sycamore - Crown Thinning 40% due to large falling branches T5 - Sycamore - Crown Thinning 40% due to large falling branches for Mr N Dickerson.

[TW/22/0082/TPO](#) - **18 Manor Road North** - Proposal: T10 - Sycamore - Pruning to reduce shading and leaf fall for Mrs J Parkhurst Djeddour.

SDNP/22/04558/TCA - Middle House, Bishopstone Manor, Manor Yard, Bishopstone Village - Proposal: T1 - Acacia - To fell for (n.b Listed Building) for Mr S Comberti.

[TW/22/0077/TPO](#) - **12 May Avenue** Seaford - Proposal: T1 - Corsican Pine - remove major deadwood. T2 - Sycamore - crown thin by 20% and crown lift to 2.5 metres T3 - Sycamore - crown thin by 20% and crown lift to 2.5 metres Work being undertaken forms part of a cyclical pruning regime for Mr S Cox.

[TW/22/0080/TPO](#) - **Russet House, 46 Firle Road** - Proposal: 5 large Sycamore trees; Tree 1 (rear garden) reduce length of lowest north facing branches closest to the building by 4-5 metres (at 5 metres above ground) with 2-3 metres reduction for higher branches (up to 10 metres above ground) Tree 2 (front garden) reduce length of branch over road at 5 metres above ground by 5 metres Tree 3-5 Crown lift to max 4-5 metres from the ground (15% of branches) for Mr F Sims.

[TW/22/0076](#) - **17 Barcombe Avenue** - Proposal: T1-T3 - Holme Oaks - Pruned by 3-4 meters and crown raised T4 - Holme Oaks – Fell for Miss D Williams.

5. [Parking Review Consultation](#)

To consider report 97/22 of the Planning Officer on the County Council's proposals for new waiting restrictions in Seaford (pages 9 to 14).

6. [Road Closure Applications](#)

To consider report 98/22 of the Planning Officer on applications in respect of Remembrance Sunday, the 'Tour of Sussex' 2023 cycling event and Seaford Street Markets (pages 15 to 16).

7. [Update Report](#)

To consider report 99/22 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 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: meetings@seafordtowncouncil.gov.uk

Telephone: 01323 894 870

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.

The Town Council asks that you contact meetings@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.

Please note that the front door of the building will be locked at 7.00pm and remain locked during the meeting for security reasons. As such, if you arrive after this time, you will not be able to access the meeting.

When members of the public are looking to leave, they must be escorted out of the building by a Town Council officer. There is also a signposted back door which can be exited through if required.

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.

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 (or have tested positive) as identified on the [NHS website](#) or symptoms of any similarly contagious illness.



Seaford Town Council

Report No:	96/22
Agenda Item No:	4
Committee:	Planning & Highways
Date:	20th October 2022
Title:	SDNP/21/02342/FUL – Exceat Bridge, Eastbourne Road, Exceat
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To accompany the planning application relating to Exceat Bridge and provide the Committee with key information to aid its considerations

Recommendations

The Committee is recommended:

1. Members are requested to consider the additional information submitted since the meeting on 25th May 2021 and forward any further comments to the the South Downs National Park Authority (SDNPA)

1. Introduction

1.1 The SDNPA is carrying out further consultation on the application by East Sussex County Council originally submitted in April 2021 for the replacement of the A259 Exceat Bridge

1.2 The full description of the application is: -

The realignment and replacement of an existing single lane bridge at the A259 over the river Cuckmere, with a new two-way, two-lane bridge with a footpath, including reprofiling of the river and road embankments. Proposed provision of traffic calming measures between the Seven Sisters Country Park and Seaford. Alterations to access and provision of shared surface to east of Cuckmere Inn. Provision of a habitat creation area to restore

agricultural land back into wetland on the east bank of Cuckmere Valley. The application is supported by an Environmental Statement.

2. The Proposals

- 2.1** The scheme is very much the same as that considered at the meeting on 25th May 2021; the delay and re-consultation arises from a request to the applicants for the submission of additional environmental mitigation measures. These have been supplied in an addendum to the Environmental Statement.
- 2.2** The additional measures are set out in detail a highly technical report from the team of consultants working on behalf of ESCC. The report was posted on the SDNPA applications website on 27th September and outlines an alternative bespoke approach to achieving Biodiversity Net Gain through the project. A non-technical version was posted on the site on 5th September.

3. Previous Response

- 3.1** When the Committee considered the application last May, it was resolved to support the scheme subject to:-
- (a)** Consideration of the provision of a controlled pedestrian crossing
 - (b)** Further consideration to separation of cyclists and pedestrians
 - (c)** Weight restrictions on the bridge so as to prevent use by HGVs and ensure that HGVs use the designated route to and from Newhaven Port via the A26 and A27.
 - (d)** Longer term considerations to be given to a shuttle bus service from Seaford Station to promote the use of rail transport for visitors, relieve the number of cars travelling to and from the Country Park from Seaford and relieve congestion in Seaford town.
 - (e)** Welcoming not having bus laybys in order to provide a form of traffic calming and to ensure the free flow of buses.
 - (f)** Consideration of a 20mph speed limit rather than 30mph, on account of number of pedestrians.
- 3.2** Since the consideration of the application in May 2021, there has also been concerns raised generally about the A259 in Seaford and, in particular, the stretch of the road from the Seaford boundary down to the Exceat Bridge where there is an incomplete and ill-defined path. Complaints have been

received about the difficulties in using this path which is eroded and overgrown in places. Members may wish to refer to this in the discussions, taking into account the anticipated increase in traffic flows.

4. The Re-Consultation

- 4.1** The main significance of the re-consultation is that it gives members the opportunity to consider the objections posted on the SDNPA site since their initial consideration of the scheme.
- 4.2** Members will be particularly interested in the detailed objections from cycling organisations such as Sustrans and the submission from the Seaford Environmental Alliance. These objections echo the concerns of the Committee over the separation of vehicles and cyclists on the crossing and general highway safety.

5. Financial Appraisal

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

6. Contact Officer

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

Planning Officer	
Town Clerk	



Seaford Town Council

Report No:	97/22
Agenda Item No:	5
Committee:	Planning & Highways
Date:	20th October 2022
Title:	Parking Review Report
By:	Geoff Johnson, Planning Officer
Purpose of Report:	Lewes Parking Review 2022 – Formal Consultation

Recommendations

The Committee is recommended:

1. To note its support of the proposal in May 2022 and consider any further comments.

1. Introduction

- 1.1 East Sussex County Council earlier this year carried out its informal consultation on proposals for additional waiting restrictions in Seaford and the rest of the Lewes District.
- 1.2 The proposals for Seaford were considered by this Committee and supported at its meeting on 19th May 2022.

2. The Proposals



- 2.1 All four of the proposals included in the informal consultation have been included in the draft Order for formal consultation. These are the disabled bays for Marine Parade and The Esplanade and the waiting restrictions for Church Street and Cricketfield Road

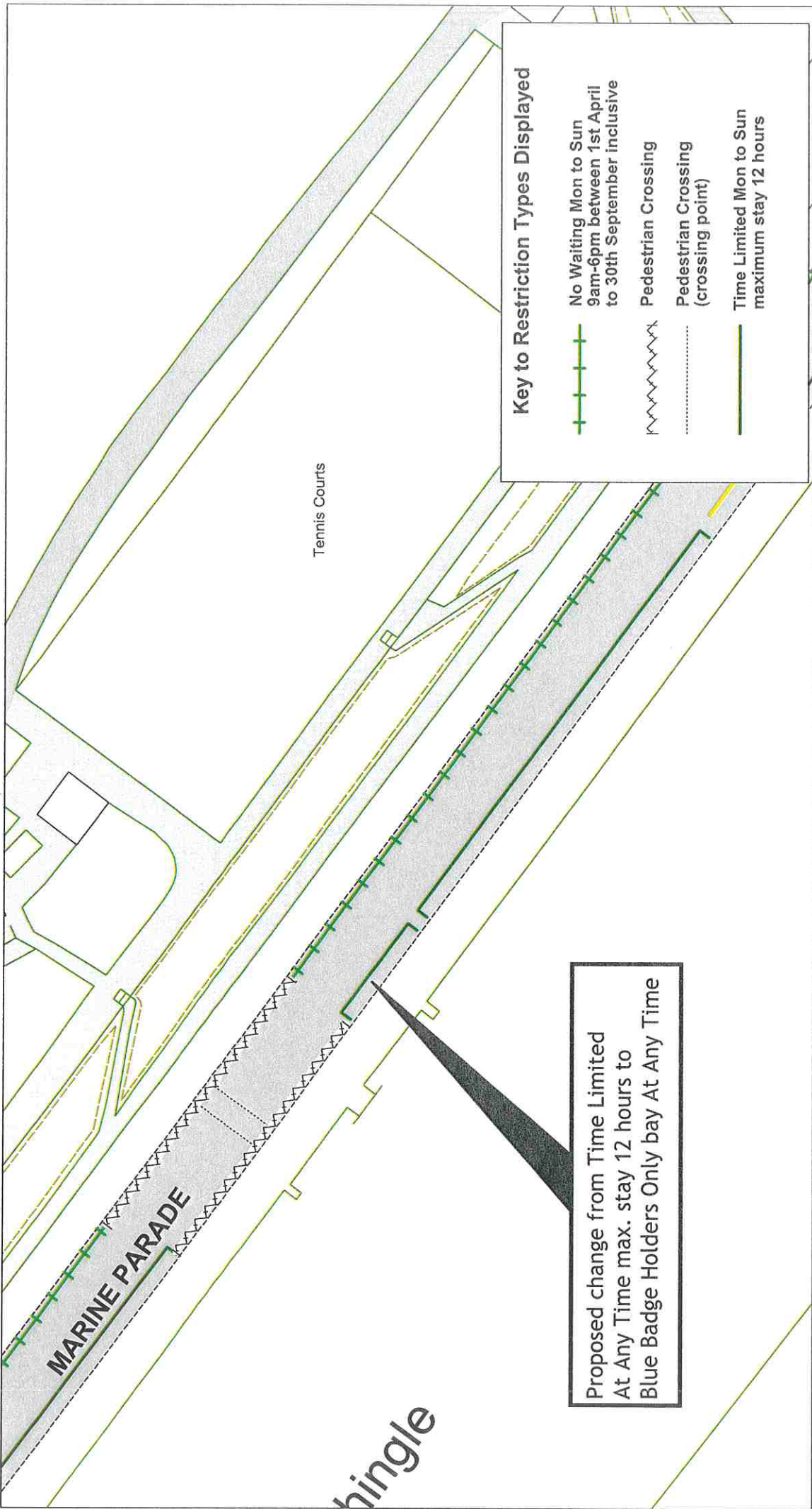
3. Conclusion

- 3.1 It is assumed that members will continue to support the proposals but any further comments are invited.

4. Contact Officer

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

Planning Officer	
Town Clerk	



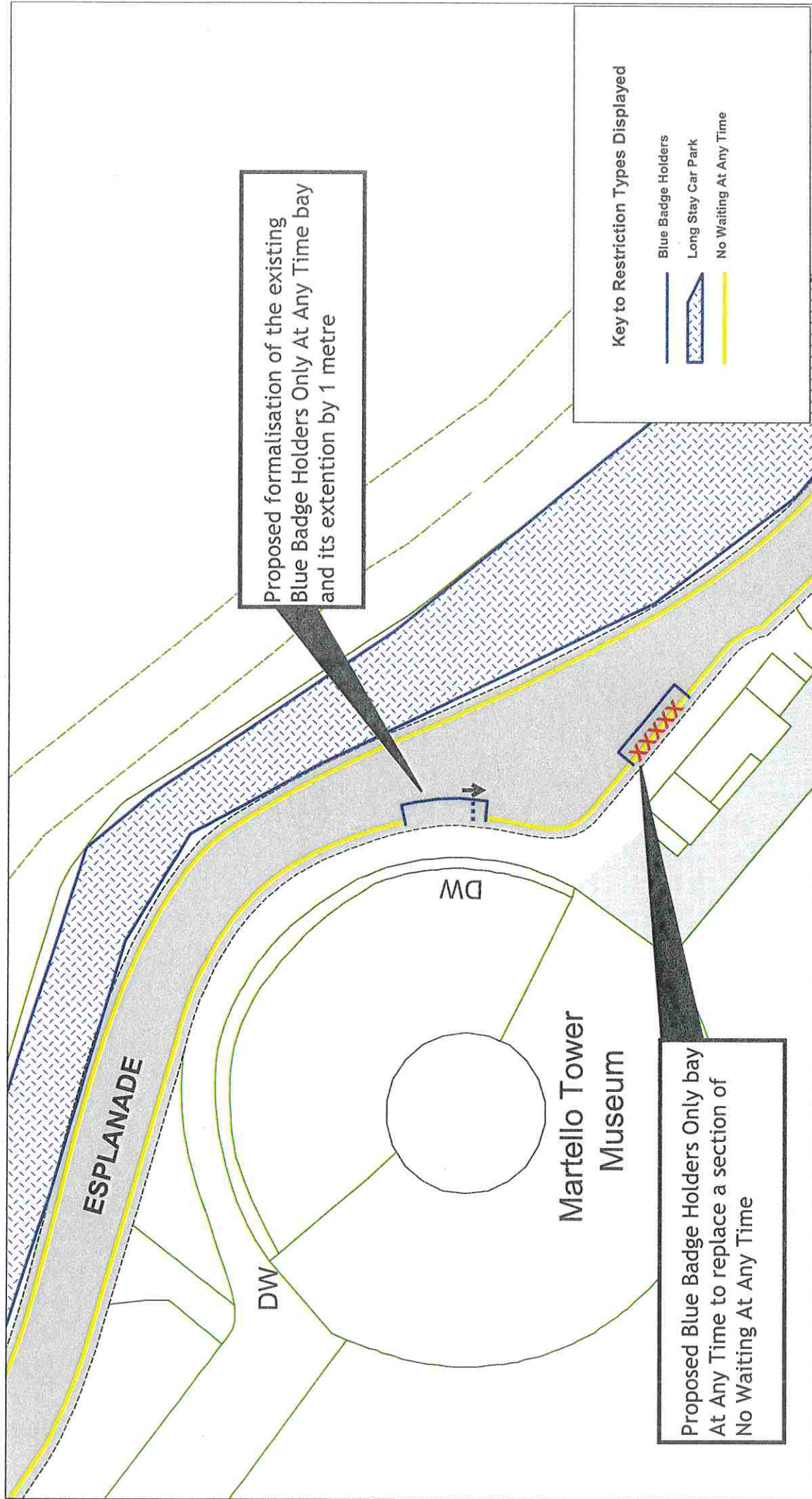
Key to Restriction Types Displayed

- No Waiting Mon to Sun 9am-6pm between 1st April to 30th September inclusive
- Pedestrian Crossing
- Pedestrian Crossing (crossing point)
- Time Limited Mon to Sun maximum stay 12 hours

Proposed change from Time Limited At Any Time max. stay 12 hours to Blue Badge Holders Only bay At Any Time

 <p>East Sussex County Council</p>			<p>Marine Parade Seaford</p>	<p>SCALE 1 : 700</p>
				<p>DATE 08/04/2022</p>
				<p>DRAWING No. LW22 07F</p>
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**Esplanade
Seafood**

East Sussex
County Council

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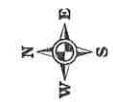


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Church Street
Seaford

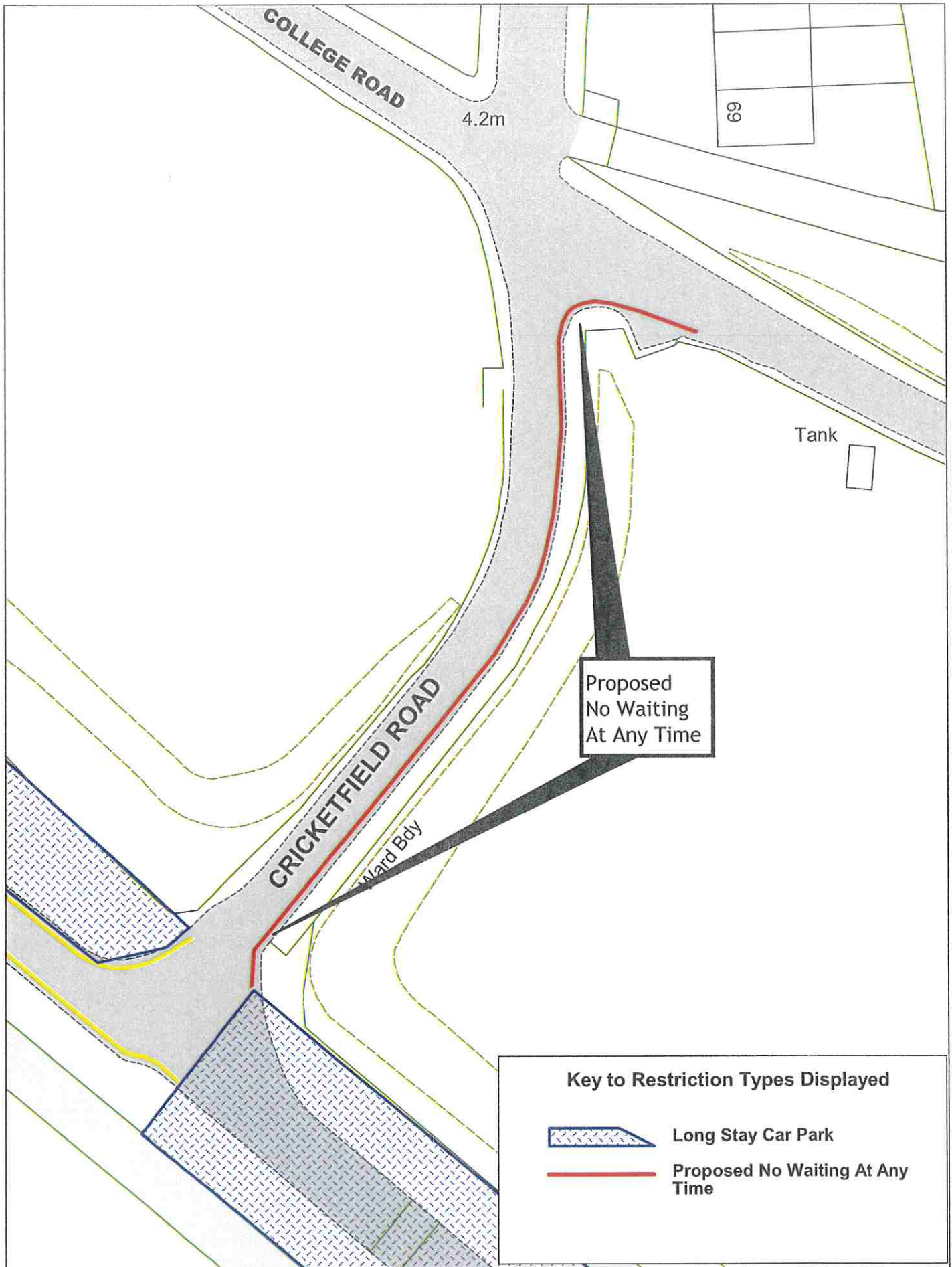


East Sussex
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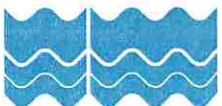


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College Road and Cricketfield Road
Seaford

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DATE	07/04/2022
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Seaford Town Council

Report No:	98/22
Agenda Item No:	6
Committee:	Planning & Highways
Date:	20th October 2022
Title:	Road Closure Applications – Remembrance Sunday 2022, Tour of Sussex 2023 and Seaford Street Markets 2023
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present the proposed road closures for Remembrance Sunday, Tour of Sussex 2023 and Seaford Street Markets

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 three recent applications for the temporary closure of local roads.
- 1.2 The first application is for **Remembrance Sunday** on 13th November 2022.
 - (a) The roads affected are:
 - i. A259 Clinton Place roundabout to junction with Southdown Road;
 - ii. Broad Street from junction with Clinton Place to junction with Sutton Road;
 - iii. Place Lane from junction with Church Street to junction with Broad Street;
 - iv. Avondale Road around War Memorial.
 - (b) The closure requested is from 10.00 to 11.40.

1.3 The second application is for the **Tour of Sussex 2023** cycling event on Sunday 7th July 2023.

(a) The closure requested is the Esplanade from east of the junction with Dane Road to the junction with Martello Road.

(b) A similar event for 2022 was cancelled. Prior to that event there were negotiations with the organisers over the extent of the closure. The proposed closure in this application reflects the agreed proposals for the cancelled 2022 event.

(c) The closure is requested from 13.00 to 21.00.

1.4 The third and final application is for dates for the regular **Seaford Street Markets** from 11th February 2023 for the remainder of 2023.

(a) The dates of the markets are (all 2023) 11th February, 25th February, 11th March, 25th March, 8th April, 22nd April, 13th May, 27th May, 10th June, 24th June, 8th July, 22nd July, 12th August, 26th August, 9th September, 23rd September, 14th October, 28th October, 11th November, 25th November, 9th December and 23rd December.

(b) The market closures will cover Church Street from south of the junction with West Street to the Crypt Gallery.

(c) The closure is requested from 0700 to 1800.

1.5 Members are requested to consider the applications 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:	99/22
Agenda Item No:	7
Committee:	Planning & Highways
Date:	20th October 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. The Committee is recommended to note the report and the decisions set out in the Schedule.

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 the Committee

2. Financial Appraisal

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

3. Contact Officer

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

Planning Officer	
Town Clerk	

Report 99-22 Appendix A

SCHEDULE OF LEWES DISTRICT COUNCIL DECISIONS RECEIVED SINCE THE COMMITTEE'S LAST MEETING ON 28th SEPTEMBER 2022

Approvals – No Objections from STC

LW/22/0505 – 45 Chyngton Way – Garage Conversion

Approvals – Objection from STC

LW/22/0410 - 10 Salisbury Road - Hip and Valley to Jerkinhead ends roof replacement with raising of the roof height, 2No. front dormers and 1No. rear dormer- Reason for approval – Applicant had submitted amended plans lowering the roof height by 0.7 m.

Geoff Johnson

Planning Officer

13th October 2022