



## Seaford Town Council

### **Seaford Town Council Planning & Highways Agenda – Thursday 30<sup>th</sup> March 2023**

#### **To the Members of the Planning & Highways Committee**

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

A meeting of the **Planning & Highways Committee** will be held in the **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 30<sup>th</sup> March 2023** at **7.00pm**, which you are summoned to attend.

Adam Chugg

Town Clerk

24<sup>th</sup> March 2023

- **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

LDC Planning Applications received in week commencing Monday 6<sup>th</sup> March 2023

[LW/23/0094](#) – **12 Kedale Road** - Replacement front porch with two story extension with gable end roof and first floor side extension with gable end roof – C Smyth.

[LW/23/0123](#) – **3 Landsdown Road** - Demolition of existing garage, erection of two storey side extension and single storey rear extension – Mr & Mrs Elliot.

LDC Planning Applications received in week commencing Monday 13<sup>th</sup> March 2023

[LW/23/0118](#) – **17 Valley Drive** - Single Storey side Extension, demolition of existing conservatory – Miss C Townsend.

[LW/22/0659](#) – **35 Heathfield Road** - Erection of 1no. single-storey dwelling and associated hard and soft landscaping within the rear garden area of 35 Heathfield Road. Material alterations to 35 Heathfield Road to include erection of attached garage and provision of a driveway with vehicular access onto Heathfield Road – Revised Plans – Mr S Rigden.

[LW/23/0098](#) – **12 Fairways Road** - Single storey rear extension – Mrs C Haigh.

[LW/23/0137](#) – **7 Kingston Close** - First floor rear dormer, front roof window and existing front dormer reduction – P McMahon.

[LW/23/0101](#) – **62 Lexden Drive** - Single storey rear and side extension – Mr S Tucker.

Tree Works Applications

[TW/23/0021/TCA](#) – **9 and 11 Blatchington Hill** - T1 - Sycamore - Crown lift to 4m and crown reduction of 3m T2 - Sycamore - Crown lift to 4m and crown reduction of 5m 9 Blatchington hill - T3 - Ash - Crown reduction of 5m G1 - 6x Sycamore - Crown lift to 4m and crown reduction of 5m All to increase light to both houses – Mr M Vallely.

Tree Works – South Downs National Park

[SDNP/23/01007/TCA](#) – **Manor Farm buildings, Manor yard Bishopstone Village** – T1 Elm – Reduce by 2 ft to old pruning points – Mr S Gaul.

### 5. [Seaford Constitutional Club Proposed Development](#)

To consider report 201/22 presenting details of proposed development by McCarthy of the Seaford Constitutional Club site, Crouch Lane to provide 40 Retirement Apartments and new on-site premises for the club (pages 6 to 8).

**6. Road Closure Applications – Coronation Street Parties and French Market**

To consider report 207/22 presenting details of proposed road closures applications for Coronation street parties and the French Market for this Committee to comment on (pages 9 to 10).

**7. South Downs National Park Authority Local Plan Review**

To consider report 208/22 of the work currently being carried out by the South Downs National Park Authority on its Local Plan Review and Parish Priority Statements (pages 11 to 13)

**8. Update Report**

To consider report 206/22 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 14 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: [meetings@seafordtowncouncil.gov.uk](mailto: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](mailto: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](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 (or have tested positive) as identified on the [NHS website](#) or symptoms of any similarly contagious illness.



## Seaford Town Council

<b>Report No:</b>	<b>201/22</b>
<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>30<sup>th</sup> March 2023</b>
<b>Title:</b>	<b>Seaford Constitutional Club Proposed Development</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To notify the Committee of Application LW/22/0356 – Proposed development by McCarthy of the Seaford Constitutional Club site, Crouch Lane to provide 40 Retirement Apartments and new on site premises for The Club</b>

### Recommendations

#### The Committee is recommended:

1. To note the submission of the appeal and authorise the Planning Officer:-
  - a. To submit a Statement of Case before 6<sup>th</sup> April, and
  - b. To seek 'Rule 6 status' from the Planning Inspectorate and to represent the Town Council at the Inquiry.

### 1. Information

1.1 Members will recall that this application (LW/22/0356) was considered at the meeting on 30<sup>th</sup> June 2022, when it was resolved to object on the following grounds:-

- (a) Infrastructure and Sustainability
- (b) Overdevelopment
- (c) Housing Mix and Affordable Housing
- (d) Highways and Parking
- (e) Drainage

- 1.2** Lewes District Council (LDC) has not reported the application to its Planning Applications Committee as yet but has indicated to the applicants that it has major concerns regarding the proposals namely:-
- (a)** Design
  - (b)** Integration of the Club
  - (c)** Viability
  - (d)** Noise Transfer, and
  - (e)** Daylight and Sunlight – Seaford House
- 1.3** In order to speed up the process, the applicants have appealed on grounds of non-determination. The same procedure used by Churchill Retirement Living in the recent Sutton Road appeal. This means that the application will by-pass LDC's Committee and go straight to appeal.
- 1.4** The appellants have requested a Public Inquiry and the Planning Inspectorate has agreed to the request. The reason for this is that the appellants intend to call at least five expert witnesses to cover all aspects of the scheme and LDC's concerns, and that a four day hearing will be necessary.
- 1.5** The Inquiry will be held on a date to be confirmed but due to a four day hearing being requested, it is unlikely that arrangements will be confirmed before the autumn.
- 1.6** As an Inquiry is to be held, it would be appropriate for the Town Council to request the Inspectorate for what is known under the Inquiry Procedure Rules as 'Rule 6 status' at the Inquiry. This would enable the Town Council's representative at the Inquiry to cross-examine witnesses, co-ordinate the local opposition to the scheme and generally add weight to the local objections.
- 1.7** The full Statement of Case submitted by the Appellants is available on the LDC website under ref LW/22/0356. If the Town Council is to be a party at the Inquiry, its own Statement of Case will need to be submitted before 6<sup>th</sup> April.
- 1.8** The Town Council's Planning Officer would be happy to deal with any queries about the proposals and the appeal procedure at the meeting.

## 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	





## Seaford Town Council

<b>Report No:</b>	<b>207/22</b>
<b>Agenda Item No:</b>	<b>6</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>23<sup>rd</sup> March 2023</b>
<b>Title:</b>	<b>Road Closure Applications – Coronation Street Parties and French Market</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To present details of proposed road closures applications for Coronation street parties and French Market for this Committee to comment on</b>

### Recommendations

#### The Committee is recommended:

1. To note the contents of the report and forward any comments on the applications to Lewes District Council

## 1. Information

### 1.1 Coronation Street Parties

1.2 Lewes District Council has received two more applications for the temporary closure of two local streets for Coronation Street parties.

1.3 The first is for the length of Kingsmead Walk between nos.20 and 28, on Sunday 7<sup>th</sup> May 12:00 to 19:00.

1.4 The second is for the cul-de-sac section of Sandore Road between nos.3 and 23 also on Sunday 7<sup>th</sup> May, from 09:00 to 18:00.

1.5 The Committee will be aware of the update noted by Full Council in February 2023, confirming that:

‘The Town Council is a consultee for road closure applications and as such will be considering applications for Coronation street parties and giving its support where it can. These applications are considered by the Planning & Highways Committee...’

**1.6 French Market**

**1.7** An application has also been received for the French Market on Friday 19<sup>th</sup> May.



**1.8** The closure requested is for Church Street from the junction with Place Lane to the junction with West Street, and West Street from the junction with Church Street to the rear entrance of the Police Station, from 06:00 to 18:00

**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	



## Seaford Town Council

<b>Report No:</b>	<b>208/22</b>
<b>Agenda Item No:</b>	<b>7</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>30<sup>th</sup> March 2023</b>
<b>Title:</b>	<b>South Downs National Park Authority Local Plan Review</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To inform the committee of the work currently being carried out by the South Downs National Park Authority on its Local Plan Review and Parish Priority Statements</b>

### **Recommendations**

#### **The Committee is recommended:**

1. To note the contents of the report.

### **1. Information**

- 1.1** In addition to Lewes District Council, the South Downs National Park Authority (SDNPA) is also currently carrying out an important consultation with parishes with built-up areas within the National Park, with a view to informing its Local Plan Review
- 1.2** The exercise is in a different form to that being carried out by Lewes District Council - it is in two parts.
- 1.3** SDNPA Local Plan Review Part 1 – Settlement Facilities Assessment
- 1.4** The first part involves a 'Settlement Facilities Assessment' aimed at identifying:-
  - (a) the current availability of services and facilities in settlements in the National Park;

(b) the relationship between larger towns and villages which may provide facilities to nearby smaller settlements and;

(c) any gaps in facilities which may be addressed by future development.

**1.5** SDNPA Local Plan Review Part 2 – Open Space Assessment

**1.6** The second part is an Open Space Assessment of the public open spaces in each rural parish. The assumption is that these areas can be considered for designation and protection in the reviewed Local Plan.

**1.7** Parish Priority Statement

**1.8** In parallel to carrying out the two assessments for the Local Plan Review, the National Park Authority is also carrying out a more general survey by requesting/requiring parishes to report back to the authority on a range of issues to form a long-term 'Parish Priority Statement'.

**1.9** This initiative has been included by the Government in the Levelling Up and Regeneration Bill which is currently progressing through Parliament. In the Bill they are called 'Neighbourhood Priority Statements'.

**1.10** The SDNPA's request takes the form of an extensive questionnaire on a whole range of issues including housing need, jobs, the natural environment and generally how the residents see the parish developing over the next 15 years.

**1.11** The parish must carry out public consultation prior to drawing up the statement and give details of the efforts they have taken to consult and engage with all residents.

**1.12** The Priority Statement will be used to inform the Local Plan Review but is also seen as a simpler and less resource-intensive version of a Neighbourhood Plan for those parishes which have not yet commenced that process.

**1.13** Seaford Town Council Actions

**1.14** The details of the SDNPA's consultation have been sent to all parishes but only requires a response from the parishes wholly within the National Park or whose main settlement is within it.

**1.15** This report is therefore just updating the Committee on the process that is being undertaken by SDNPA and how this plan is being put together.

**1.16** The Committee is recommended to note the contents of the report.

## 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	



## Seaford Town Council

<b>Report No:</b>	<b>206/22</b>
<b>Agenda Item No:</b>	<b>8</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>30<sup>th</sup> March 2023</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 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 206-22 Appendix A**

### **Schedule of LDC decisions received since the committee's last meeting on 9<sup>th</sup> March 2023**

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

**LW/22/0716 – 6 Steyne Road** -Demolition of existing building and erection of 6no 3 bedroom dwellinghouses with parking and associated landscaping - Resubmission of LW/12/0693.

**LW/23/0037 - 6 Station Road** - Alterations of roof to the rear to facilitate the creation of a single storey ground floor side and rear wrap around extension to join the existing detached garage, first floor gable end roof extension to rear, alteration to fenestration.

**LW/23/0033 and 0034 – Fitzgerald House, croft lane** - Upgrade communal store rooms and sub-divide, change non-original plain doors to 2 and 4 panel plain doors, install roof access hatches, install skylights to external stores & Flat 10 kitchen roof, replace reinforced concrete roof to Flat 10 kitchen with insulated timber/zinc roof, replace Block Two roof & match Block One roof (LW/21/1001 & LW/21/1002), replace cast iron rainwater goods like for like on Blocks Two & Three, replace all external lighting, replace main entrance doors to Block Two & Three, install 2 no. matching finials to Block Three, upgrade works to Flats 10, 11, 12 & 14 (Planning and Listed Building Consent).

**LW/23/0004 – ‘Clifton’ Dean Road** - Front and side extension of garage.

**LW/22/0844 – 117 North Way** - Removal of existing rear conservatory, erection of single storey rear extension and single storey infill side extension, with extension to porch at front elevation and alterations to fenestration at side elevation.

**LW/22/0819 – 5 Fairways Close** - Front infill extension replacing existing garage.

#### **No other decisions**