



## Seaford Town Council

### **Seaford Town Council Planning & Highways Agenda – 30<sup>th</sup> June 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 30<sup>th</sup> June 2022** at **7.00pm**, which you are summoned to attend.

Adam Chugg

Town Clerk

23<sup>rd</sup> June 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

LDC Planning Applications received in the week commencing 6<sup>th</sup> June 2022

[LW/22/0356](#) - **Seaford Constitutional Club, Crouch Lane** - Redevelopment to provide a part 3, part 4 storey building with habitable roof space to provide 40 retirement apartments, with associated communal facilities, parking and landscaping and replacement club for McCarthy and Stone ([see report 42/22 attached](#), pages 5 to 9)

[LW/22/0388](#) – **48 - 50 High Street** - Air conditioning unit to side elevation for Fourth Hair and Beauty.

[LW/22/0384](#) - **36 Downsview Road** - Installation of dormer to side for Mr M Albrow.

[LW/22/0367](#) - **14 Mason Road** - Replacement of rear conservatory with single storey rear extension with roof lantern for Mr L Greenwood.

[LW/22/0378](#) - **Bishopstone Railway Station, Station Road** - Variation of condition 1 (Plans) relating to approval LW/21/0496 and LW/21/0497 Improved usability and visual appearance to spaces - Change of lighting to community space from standard LED battens to Kingsway Halo (Separate condition discharge application submitted) - Change to the accessible toilet layout so it's more usable as a wheelchair user - Introduction of emergency lighting to all areas (Separate condition discharge application submitted) - Change of plasterboard product to ceilings - Omission of roller shutter behind internal double doors to community hub - Kitchen and toilet extracts to be wall mounted - Change of floor areas to community space for Govia Thameslink.

[LW/22/0386](#) - **Beachlands Care Home, Marine Parade** - Single storey rear extension to kitchen and reception area for Beachlands Care Home.

LDC Planning Applications received in the week commencing 13<sup>th</sup> June 2022

[LW/22/0398](#) - **2 The Covers** - Demolition of rear conservatory and replacement single storey extension with pitched roof, 4no. rooflights and additional side windows for Ms D Banks.

[LW/22/0410](#) - **10 Salisbury Road** - Hip and Valley to Jerkinhead ends roof replacement with raising of the roof height, 2No. front dormers, 2No. rear dormers for Mr D Archer

[LW/22/0360](#) - **3A Antony Close, Bishopstone** - Erection of conservatory to side for Mr and Mrs Fabb.

## 5. [Local Plan Updates: Lewes Local Plan and South Downs Local Plan](#)

To consider report 43/22 of the Planning Officer updating the Committee on the progress of the Lewes Local Plan and review proposals for the South Downs Local Plan (pages 10 to 12).

## 6. Update Report

To consider report 44/22 of the Planning Officer and the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee (pages 13 to 14).

### 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

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 [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 (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>42/22</b>
<b>Agenda Item No:</b>	<b>4</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>30<sup>th</sup> June 2022</b>
<b>Title:</b>	<b>Application LW/22/0356 – McCarthy &amp; Stone for Residential Development at Crouch Lane</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To accompany planning application LW/22/0356 being presented to Committee for consideration as a consultee</b>

### Recommendations

#### The Committee is recommended:

1. Members are requested to take these issues into account when considering the Town Council's formal response to the application

## 1. Introduction

- 1.1 This application was validated by Lewes District Council earlier this month and is now out for consultation. The proposed development is on the site of the Constitutional Club in Crouch Lane. The full description is:-

Redevelopment to provide a part 3, part 4 storey building with habitable roof space to provide 40 retirement apartments, with associated communal facilities, parking and landscaping and replacement club.

- 1.2 All relevant documents are available on the District Council's website

## 2. Applicant's Statement

- 2.1 The applicant's main planning arguments in favour of the development are:-
  - (a) The site is fully sustainable being close to the Town Centre shops, library, and convenient for bus and train travel. The District Council are

well short of achieving the requisite 5 year rolling supply of housing land so the sustainability factor carries more due weight.

- (b) It will provide units to enable elderly people to live in specialist accommodation retaining some level of independence which will enhance 'well-being'
- (c) This class of accommodation is supported by Government policy and will meet future forecasted needs.
- (d) It is a "high-quality development that has had regard to the site, its context and local character of the area and would positively enhance the townscape and maintain the setting of a designated heritage asset" The Heritage Asset referred to is the adjacent grade II listed building Stone House. The site also adjoins the Town Centre Conservation Area
- (e) It would support the viability of the Town Centre

### **3. Resident's Objections**

3.1 As at Tuesday 21<sup>st</sup> June, there had been over 40 objections from local residents posted on the application website. The main reasons for objections were;

- (a) That the granting of consent would add to the existing surplus of this class of accommodation;
- (b) That more housing for young people was required, preferably at affordable rents;
- (c) That the essential services, particularly local health services were already oversubscribed and a further influx of elderly people would be impossible to absorb and
- (d) That the lack of sufficient parking and increase in traffic in the area would add to the existing problems and hazards

### **4. Health Infrastructure**

4.1 The current state of local health services and the added strain on services from an influx of new elderly residents is clearly a major concern. It was flagged up as a general concern in 2017 prior to consent being granted for 184 new dwellings at the former Newlands School site and has gathered additional weight since then. The dwellings at the former Newlands site are now under construction with some already occupied.

- 4.2** In addition there are two other current major applications which will add to the burden. Firstly, the application for 37 new retirement apartments on the site of 83-89 Sutton Road under reference LW/21/0660; this is now the subject of a non-determination appeal. Secondly, the recently submitted application for a 60-bed care home at Florence House, Southdown Road under reference LW/22/0286.
- 4.3** If the 40 units under consideration in this application are added, with many of the potential residents being from outside the area, it could stretch services to breaking point. New residents are already being told that all local surgeries are full or over capacity.
- 4.4** The applicants argue that living in a high-quality communal environment could improve the health and wellbeing of the elderly residents and reduce the strain on local services but this seems unduly optimistic.
- 4.5** MPs from areas in the south-east have recently raised these concerns during Prime Minister's questions and the response has been that health authorities should ensure that adequate infrastructure is in place to cope with large new developments under construction.
- 4.6** The Seaford Neighbourhood Plan also supports the approach to infrastructure set out in the existing local policy framework. In particular, Core Policy 7 in the Joint Core Strategy Local Plan (2016) relating to Infrastructure which states at para 4 that
- ....land should only be released for development where there is sufficient capacity in the existing local infrastructure to meet the additional requirements arising from the proposed development. Where development would create the need to provide additional or improved community facilities, services or infrastructure, a programme of delivery will be agreed with the relevant infrastructure providers to ensure that these improvements are provided at the time they are needed
- 4.7** The inadequacy of the current health infrastructure as referred by dozens of residents in this case is a real issue rather than a mere perception and should therefore be treated as a 'material consideration' in planning terms against which this application should be assessed.

## **5. Affordable Housing**

- 5.1** The Seaford Neighbourhood Plan contains several provisions which are relevant to these proposals.
- 5.2** Two important aims set out in the Seaford Neighbourhood Plan are
- (a)** To encourage the provision of a mix of housing of different types and tenures in sustainable locations accessible to local services, and facilities, and particularly to support housing aimed at younger people.
  - (b)** To facilitate the provision of affordable housing to meet the needs of local people, particularly younger residents who cannot afford open market rents or house prices.
- 5.3** The applicant's Planning Statement refers to the Local Authority's Affordable Housing policies and acknowledges that a financial contribution rather than the provision of units would be appropriate in this case.
- 5.4** Although it is confirmed at para 5.22 of the Statement that a 'viability appraisal on affordable housing accompanies the application' the document in question was not posted on the website until Tuesday 21<sup>st</sup> June, giving very little time for consultees to digest it.
- 5.5** The statement sets out the costs and likely income from land purchase, construction, marketing, and sales of the 40 units with additional fees such as the Community Infrastructure Levy (CIL) included. The Government's guidance on the method of assessing viability allows the developers a 20% profit.
- 5.6** When all these calculations have been made the conclusion in the statement is the excess for contribution to off-site affordable housing, as required under the Core Strategy Policy is a mere £22,000. This is confirmed by the applicant's agent as also having to cover other s.106 contributions, although these are now normally covered by the CIL payment.
- 5.7** This small contribution for a development of 40 units, even lower than the £57,000 contribution offered by Churchill from the proposed Sutton Road development, is a further indication of the difficulties locally and nationally in providing sufficient affordable housing for those who need it.



**5.8** The applicants cite the reason for the limited contribution as the continuing problems in the housing market caused by the Covid pandemic ‘slow-down’. Although they say that there are signs of an upturn, the retirement market is still recovering from the significant reduction in sales during that period.

**5.9** While Government policy guidance still enables developers to use the Pandemic, rising costs and the requirement for a 20% profit to reduce or avoid contributions to affordable housing, it is unlikely that the Local Plan policy can be enforced and unlikely therefore that the acknowledged housing need in the town and District for housing at affordable rents will be met.

## **6. Traffic and Parking**

**6.1** Objectors have also cited hazards to pedestrians from speeding traffic on the narrow roads in the immediate area. The conclusions in the applicant’s Transport Statement were that observations showed that most cars passing the site travel well below the 30mph speed limit. It was acknowledged though that for safety reasons the proposed scheme would include a 20m pedestrian link to the north of the site to provide a continuous footway.

**6.2** The parking provision is based on assessed parking requirements at other McCarthy and Stone developments and are therefore considered by the applicants to be adequate for the needs of the residents

## **7. 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>43/22</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> June 2022</b>
<b>Title:</b>	<b>Local Plan Updates: Lewes Local Plan and South Downs Local Plan</b>
<b>By:</b>	<b>Geoff Johnson, Planning Officer</b>
<b>Purpose of Report:</b>	<b>To update Committee on the progress of the Lewes Local Plan and review proposals for the South Downs Local Plan</b>

### Recommendations

#### The Committee is recommended:

1. To note the report.

## 1. Information

- 1.1 Updates have been received in the past two weeks both on the emerging Lewes Local Plan and the proposed review of the South Downs Local Plan 2019.

## 2. Lewes Local Plan

- 2.1 The update from Lewes District Council was as follows:-
- 2.2 "Lewes District Council published the Issues & Options Summary Report and dataset on its website on 31 May 2022. This report and data release provide a summary of the large number of responses received to the Issues and Options consultation that ran between 9th July and 3rd September 2021. This consultation was the first step in our journey of preparing a new local plan for Lewes District (excluding the South Downs National Park area). We want to thank all of you who have responded for their comments.

- 2.3** “The Issues and Options consultation offered the first opportunity for our local community to be involved in the preparation of the new local plan and sought views on a variety of issues, and the options to consider in addressing them. To help provide further context to the consultation document, we prepared and released six supporting topic papers across the following areas: Tackling Climate Change, Protecting and Enhancing the Quality of Environment, Accommodating and Delivering Growth, Improving Access to Housing, Promoting a Prosperous Economy, Building Community Wealth, Creating Healthy and Sustainable Communities with Infrastructure. A large number of responses were received to the consultation, with the questions relating to the topic ‘Tackling Climate Change’ generating the highest volume of responses.”
- 2.4** The responses can be found on the following link:  
[https://planningpolicyconsult.lewes-eastbourne.gov.uk/LDLP\\_IO/consultationHome](https://planningpolicyconsult.lewes-eastbourne.gov.uk/LDLP_IO/consultationHome)

### **3. South Downs Local Plan Review**

- 3.1** The South Downs National Park Authority’s (SDNPA) Planning Policy team has sent out a circular letter outlining its Local Plan review proposals. The review will seek to deliver SDNPA’s corporate priorities of addressing the Climate Emergency, Nature Recovery and creating a National Park for all.
- 3.2** The first stage of the Review is a ‘Call for Sites’ from July to the end of September. These sites could be for housing, employment or renewable energy.
- 3.3** The second preliminary stage is a Settlement Facilities Study, which lists the number and type of facilities and services provided in individual settlements across the National Park. This study helps to inform the Authority of the sustainability of individual settlements
- 3.4** The third stage is a call to Parishes for the possible designation of local Green Spaces.
- 3.5** Virtual meetings regarding proposed allocations in the larger settlement areas will be held in November 2022.
- 3.6** The intention is to publish the draft Local Plan Review with allocations in autumn 2023 when all the town and parish councils will be encouraged to

submit formal representations. There will also be a formal Pre-Submission consultation the following year, including 1-2-1 meetings in all parts of the park area.

**3.7** A large part of this 'letter to Parishes' from the SDNPA is aimed at persuading Parishes covered by a Neighbourhood Plan (NP) to collaborate with the Authority in its Local Plan Review as a more simple and less expensive alternative to carrying out its own formal NP review. This option would not benefit Seaford however as it is built area is largely within the Lewes District.

#### **4. Seaford Neighbourhood Plan**

**4.1** A further report on the need for a review of the Seaford Neighbourhood Plan will be submitted to the Committee for consideration at the July or August meeting.

#### **5. 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>44/22</b>
<b>Agenda Item No:</b>	<b>6</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>30<sup>th</sup> June 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>

### Recommendations

#### The Committee is recommended:

1. To note the report and the decisions.

### 1. Information

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

### 2. Financial Appraisal

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

### 3. Contact Officer

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

Planning Officer	
Town Clerk	

## Report 44-22 Appendix A

### **SCHEDULE OF DECISIONS TAKEN BY LEWES DISTRICT COUNCIL SINCE THE COMMITTEE'S LAST MEETING ON 9<sup>th</sup> JUNE 2022**

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

**LW/22/0318 - Land To The West Of The Bönningstedt Beach Huts, Marine Parade** - Stationing of a container for water sports concession

**LW/22/0297- 61 Maple Fields** - Erection of single storey rear extension with pitched roof

**LW/22/0294 - 35 Quarry Lane** - Proposed garage conversion and infill extension

**LW/22/0176 - Salts Recreation Ground, Marine Parade** - Changing rooms for Seaford Cricket Club

**LW/22/0165 - 27 Heathfield Road** - Front porch extension

**LW/22/0135 - Hindover, Alfriston Road** - New semi-detached dwelling

#### **Appeals Received**

**LW/22/0284 - 'Widmore' Chyngton Lane North** - Demolition of existing dwelling and construction of 2 x Chalet Bungalows