



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – Thursday 6th July 2023

To the Members of the Planning & Highways Committee

Councillors L Wallraven (Chair), L Boorman (Vice Chair), R Buchanan, R Clay, O Honeyman, R Honeyman and S Markwell.

A meeting of the **Planning & Highways Committee** will be held in the **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 6th July 2023** at 7.00pm, which you are summoned to attend.

Adam Chugg

Town Clerk

29th June 2023

- **Public attendance at this meeting will be limited to 10 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 12th June 2023

No Applications were received.

LDC Planning Applications received in week commencing Monday 19th June 2023

[LW/23/0371](#) – 5 St Wilfreds Place – Single storey rear extension and side/rear infill extension – Mr & Mrs C Glasspool.

[LW/23/0362](#) – 37 Barn Close – Two storey side extension and relocation of driveway to form new vehicle crossover – Mr & Mrs Ellis.

[LW/23/0339](#) – 4 Blatchington Hill - Single storey front side and rear wrap around extension with a new side dormer linking to existing dormer with alterations to fenestration – Mr & Mrs P Jones.

[LW/23/0337](#) - 51 Marine Drive, Bishopstone - 2no. dormers to side roof slopes, single storey extensions to sides and rear, front porch and rear terrace - Mr & Mrs Lange.

[LW/23/0307](#) & [0308](#) – 44 High Street – Planning and Listed Building Consent - Demolition of modern conservatory and replacement with single storey rear extension, replacement windows including reinstatement of timber sash windows to front elevation, renovation of the external flintwork and associated internal alterations including insertion of alternate tread staircase to basement – Ms S Spiers.

LDC Planning Applications received in week commencing Monday 26th June 2023

No applications were received.

Tree Works Applications

[TW/23/0049/TPO](#) - 14 Seafeld Close T1 - Sycamore - crown lift by 4 metres all around and thin crown by 25% - Mrs Garman.

[TW/23/0053/TPO](#) – Griffin Lodge Eastbourne Road - T1 - Holm Oak - Remove and replace with native deciduous species/reduction of mature branches by 1-2m – Mr R Brandley.

[TW/23/0043/TCA](#) – 4 The Crouch, Crouch Lane – T1 & T2 Sycamores – Fell to base – S Matthews.

[TW/23/0044/TCA](#) – 5 The Crouch, Crouch Lane – T1 Sycamore – To fell to ground level and grind out stumps – S Matthews.

[TW/23/0045/TPO](#) – 5 Barn Close – T17 Ash – Fell to base – C Smith.

5. Validation of Planning Applications – South Downs National Park Authority

To consider report 31/23 informing the committee of the process for the Validation of Planning Applications within the South Downs National Park Authority (pages 6 to 7).

6. Appeal by McCarthy and Stone Ltd – Seaford Constitutional Club

To consider report 30/23 informing members of the latest update from Lewes District Council on the appeal submitted by McCarthy and Stone Ltd and the details of the public enquiry that is to be held (pages 8 to 10).

7. Update Report

To consider report 29/23 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 11 to 12).

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 6.45pm 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:	31/23
Agenda Item No:	5
Committee:	Planning & Highways
Date:	6th July 2023
Title:	Validation of Planning Applications – South Downs National Park Authority
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To inform the Committee of the process for the Validation of Planning Applications within the South Downs National Park Authority

Recommendations

The Committee is recommended:

1. To note the contents of the report.

1. Information

- 1.1** Since 2008 local planning authorities have been required to publish a list of information they require to “validate” the planning applications they receive.
- 1.2** This validation list forms two components, the national requirements, including the application form, the fee, certificates etc and secondly, specific local validation requirements known as the “Local List”.
- 1.3** South Downs National Park Authority adopted its current validation requirements in July 2019.
- 1.4** The Government requires local planning authorities to review the “local list” every two years. In addition, there continues to be a significant number of changes to planning legislation, policy and guidance. The South Downs National Park Authority is therefore reviewing its current validation requirements.
- 1.5** The main changes that are proposed are as follows:

- (a) Amendments to all sections to make the requirements clearer and updating the references to current legislation, guidance and standing advice
- (b) All website references have been updated where necessary
- (c) Revision of new requirements to reflect nutrients neutrality, water neutrality and Biodiversity net gain.

2. Consultation

- 2.1 The proposed Local List is open to public consultation for a statutory six-week period running from 5th June 2023 until 5pm on 14th July 2023. The Town Council has been invited to comment.
- 2.2 After the consultation period, the South Downs National Park Authority will consider all the comments received and amend the Local List as appropriate. Once approved this will replace the current Local List and will form the basis on which planning applications are deemed valid by the Authority.
- 2.3 The main Consultation Documents are on the following link:
[Microsoft Word - Proposed Local Validation List - Final Draft.docx \(southdowns.gov.uk\)](#)
- 2.4 The Consultation is aimed mainly at practitioners; Planning Consultants and Architects who regularly submit applications to the South Downs National Park Authority and need to be aware of its requirements.
- 2.5 The main purpose in reporting the Consultation to this meeting is for general information and to make members aware of how the validation process operates.
- 2.6 The requirements should strike the right balance between ensuring sufficient information is supplied to enable the Authority to determine the application and ensuring that the costs of preparing and submitting the application do not make the process unviable.
- 2.7 Any queries about the process can be dealt with at the meeting.

3. Financial Implications

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

4. Contact Officer

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



Seaford Town Council

Report No:	30/23
Agenda Item No:	6
Committee:	Planning & Highways
Date:	6th July 2023
Title:	Appeal by McCarthy and Stone Ltd - Seaford Constitutional Club, Crouch Lane
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To inform the Committee of the Public Inquiry commencing 18th July 2023

Recommendations

The Committee is recommended:

1. To note the contents of the report.

1. Information

- 1.1** On 30th June 2022, the Town Council's Planning & Highways Committee considered a report on planning application LW/22/0356 – the proposed redevelopment of the Constitutional Club in Crouch Lane. The meeting paperwork is available to view on the Town Council's website.
- 1.2** The Committee resolved to object to the application on a number grounds, set out under the following headings:
 - (a)** Infrastructure and sustainability
 - (b)** Overdevelopment
 - (c)** Housing mix and affordable housing
 - (d)** Traffic and parking
 - (e)** Drainage
 - (f)** Conditions
 - (g)** Facilities for the disabled

- 1.3 The detail of the objection can be viewed within the minutes from that meeting using the above link.
- 1.4 On 30th March 2023, it was further reported to this Committee that the applicant had submitted an appeal on the grounds of non-determination by Lewes District Council, as the local planning authority.
- 1.5 Members will be aware that the appeal submitted by McCarthy and Stone Ltd in respect of Lewes District Council's non-determination of LW/22/0356 is to be heard at a Public Inquiry commencing on Tuesday 18th July 2023 and programmed for four days.
- 1.6 The venue for the Inquiry will be:-
The Kings Church, Brooks Lane, Lewes BN7 2BY
- 1.7 At a pre-Inquiry meeting held online with the Inspector in April 2023, the following were identified as the 'Main Issues':-
- (a) The effect on the character and appearance of the surrounding area;
 - (b) The effect of the proposal on the setting of heritage assets, including Seaford Town Centre Conservation Area and any proximate listed buildings;
 - (c) The effect on the proposal on the living conditions of occupiers of neighbouring residences with particular reference to outlook and daylight; and
 - (d) The effect of the proposed development on highway safety, having particular regard to pedestrian movements including accessibility on foot to the relocated club facility.
- 1.8 Since the meeting in April, discussions have been taking place between the Appellant and East Sussex County Council (ESCC) as Highway Authority with a view to resolving the highway safety objections. It has been reported that ESCC intends to withdraw its objection, but no formal confirmation has been received as yet.
- 1.9 There will be an update on the main issues identified above at the meeting.
- 1.10 As was agreed by this Committee in March 2023, the Town Council will be supporting Lewes District Council in opposing the appeal. This support includes:

- (a) A representative of the Town Council – the Planning Officer – being present at the Inquiry to cross-examine witnesses.
- (b) Co-ordinating the local opposition to the scheme and generally adding weight to the local objections.
- (c) Submitting a Proof of Evidence document to be considered as part of the Inquiry.

1.11 The Town Council's Proof of Evidence document will be circulated to Committee members separately following the publication of the agenda.

1.12 Any queries regarding the appeal and Inquiry can be dealt with at the meeting.

2. Financial Implications

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.



Seaford Town Council

Report No:	29/23
Agenda Item No:	7
Committee:	Planning & Highways
Date:	6th July 2023
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.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.

Schedule of Lewes District Council decisions received since the Committee's last meeting on 15th June 2023

Approved by Lewes District Council – No objection from Seaford Town Council

LW//23/0261 - Unit 24 Cradle Hill Industrial Estate, Cradle Hill Road – First floor extension.

LW/23/0232 – 3 Quarry Lane – Single storey wrap around extension.

LW/23/0178 – 13 Rodmell Road - Demolition of side garage and erection of two storey side and single storey rear extensions with fenestration alterations.

LW/23/0237 - 1 Grosvenor Mews, Grosvenor Road - Demolition of side conservatory and erection of single storey side extension.

TW/23/0038/TPO – High Wood, 51 Firle Road - T1 - Monterey Cypress - Dismantle and remove T2 - Poplar - Dismantle and remove T3 - Sycamore - Dismantle and remove T4 - Poplar - Re-pollard back to previous points.

Approval – Objection from Seaford Town Council

TW/23/0035/TPO – 35 St Peters Road - Ash - Completely remove to ground level and stump ground out for safety reasons to eliminate chances of future damage to the house.

Approval – Neutral Response from Seaford Town Council

LW/22/0753 – 21 College Road - External rendering to all elevations with resin.

Refusals – Objection from Seaford Town Council

LW/23/0238 – 65 Upper Belgrave Road - Erection of dormer to the rear elevation with 2no. juliet balconies.

Application Withdrawn

LW/23/0059 – 4 Church Street - Removal of an internal partition wall to form shower space within bathroom, retention of internal alterations including addition of a sauna in the basement, addition of shower space to ground floor bathroom and addition of ensuite bathroom on first floor.