



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – Thursday 11th January 2024

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 11th
January 2024** at 7.00pm, which you are summoned to attend.

Adam Chugg

Town Clerk

5th January 2024

- **Public attendance at this meeting will be limited 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 – For Comment

The planning and/or tree works applications for the Committee to consider and comment on as a statutory consultee are as follows:

Lewes District Council Planning Applications received in week commencing Monday 18th December 2023

[LW/23/0783](#) - **Glynde Court, 48 Dane Road** – Prior approval application for 2 additional storeys to provide 4 additional flats for Mr M Cox.

[LW/23/0656](#) - **High Wood, 51 Firle Road** - Variation of Condition 1 (Approved Plans) in relation to approval LW/19/0426 to amend design of proposed dwelling including alterations to fenestration at all elevations, increase garage size, infill front porch bay, open external porch, change cladding material at ground floor level to brick and first floor gable to timber and render, with internal layout changes and associated works for Mr & Mrs Sparks.

[LW/23/0774](#) – **7 Ladycross Close** - Replacement single storey rear extension, addition of 10no. solar panels to existing rear roof and alterations to fenestration for Mrs C Heard.

Lewes District Council Planning Applications received in week commencing Monday 25th December 2023

[LW/23/0782](#) - **7 Belvedere Gardens** - Single storey rear/side infill extension, installation of rear pergola, and addition of rooflight on existing flat roof for Mr I Day.

[LW/23/0717](#) - **Windy Gap, Marine Parade** - Variation of condition 1 (Plans) relating to approval LW/19/0834 - changes to site layout for Mr J Allum.

Lewes District Council Planning Applications received in week commencing Monday 1st January 2024

No Applications were received.

Tree Works Applications

No Applications were received.

5. Lewes Local Plan

Members to raise questions, queries and discussion points on the Draft Lewes Local Plan prior to detailed consideration of the Town Council's response at the meeting on 1st February 2024.

See [report 110/23](#) presented to this Committee on 21st December 2023 for the relevant details.

6. Amendments to the National Planning Policy Framework

To consider report 141/23 on recent amendments to the National Planning Policy Framework (pages 6 to 9).

7. Update Report

To consider report 140/23 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 10 to 11).

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:	141/23
Agenda Item No:	6
Committee:	Planning & Highways
Date:	11 th January 2024
Title:	Amendments to the National Planning Policy Framework
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To inform members of recent amendments to the National Planning Policy Framework

Recommendations

The Committee is recommended:

1. To note the contents of the report.

1. Information

- 1.1** Important amendments to the National Planning Policy Framework (NPPF) were announced on Monday 19th December 2023 by the Secretary of State for Communities and Levelling Up, Michael Gove. The amendments had been the subject of formal consultation from December 2022 to March 2023.
- 1.2** The general purpose of the amendments is to bring more flexibility into the rules on housing delivery as a response to criticism from MPs in the South-East. The MPs were concerned that the need to achieve onerous housing delivery targets imposed unilaterally by the Government was leading to a significant loss of greenfield sites in their area and a loss of public trust in the planning system.

2. The Principal Amendments

- 2.1** Paragraph 1 states that preparing and maintaining up-to-date plans should be seen as a priority in meeting the objective of providing “*sufficient*” housing and other development in a sustainable manner.
- 2.2** A new overall aim is set out at paragraph 60 “to meet as much of an area’s identified housing need as possible”.
- 2.3** The outcome of the standard method is confirmed as an advisory starting-point for establishing a housing requirement for the area. This is not a change in guidance, the current Practice Guidance states that the use of the Standard Method is not mandatory and enables Councils to consider an alternative approach if they consider circumstances exist.
- 2.4** The list of specific groups for which the housing need has to be established has been expanded to incorporate those who require retirement housing, housing with care and care.
- 2.5** Local planning authorities are no longer required to identify a five-year supply of deliverable sites if their adopted plan is less than five years old and a five-year supply was demonstrated at the time its examination concluded (paragraph 76).
- 2.6** Authorities that have submitted an emerging local plan for examination or published a policies map and proposed housing allocations for consultation, will only need to demonstrate a four-year supply of deliverable housing land. Paragraph 226 confirms this will apply for a period of two years from 19th December 2023.
- 2.7** Where there has been significant under delivery of housing over the previous three years, paragraph 77 confirms that a 20% buffer will continue to be applied once the plan is more than five years old (where the Housing Delivery Test indicates delivery was below 85% of the requirement).
- 2.8** The criteria set out in paragraph 14 for when a conflict with a Neighbourhood Plan is likely to significantly and demonstrably outweigh the benefits have been relaxed:
- 2.9** The period it applies to has been increased from 2 to 5 years from when a Neighbourhood Plan is made.
- 2.10** The need for a minimum of 3 years supply and a certain level of housing delivery has been removed.

- 2.11** There continues to be a need for the plan to contain policies and allocations to meet the identified housing requirement.
- 2.12** Significant uplifts in the average density of residential development may be inappropriate where it would be wholly out of character with the existing area. These circumstances should be set out in an authority-wide design code. There is also an emphasis on the use of local design codes prepared in line with the National Model Design Code.
- 2.13** The revisions include, in paragraph 124, provision for mansard roofs on suitable properties where their external appearance harmonises with the original building.
- 2.14** Paragraph 140 states that local planning authorities should ensure planning conditions refer to clear and accurate plans and drawings.
- 2.15** On energy a new paragraph 164 states that when determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic.
- 2.16** Paragraph 160, which requires local plans to set out the ways in which renewable and low carbon energy supply will be increased, will not apply to local plans that have reached or will reach Regulation 19 stage within three months of 5th September 2023.
- 2.17** Annex 1 provides guidance on implementation stating that where emerging local plans reach pre-submission consultation after 19th March 2024, the policies in the current NPPF will apply, with all other plans continuing to be examined in the context of previous iterations of the Framework.

3. Comments

- 3.1** The most significant of these changes for decision-taking are those related to the five-year supply. The changes provide an up-to-date Local Plan or Neighbourhood Plan significantly greater protection from speculative development.
- 3.2** A fuller review of the Framework is anticipated later this year to make the changes set out in the Levelling Up and Regeneration Act, including the introduction of National Development Management Policies (NDMP).
- 3.3** There is also likely to be a further amendment requiring an increase in the provision of electric vehicle charging points for new developments.

- 3.4** In the meantime, the changes will take immediate effect for decision making and bring a significant shift in national policy for all those working within the planning system.
- 3.5** The general consensus is that the main effect of the policy shift will be to make it more difficult for the Government to meet its target of 300,000 new dwellings per annum.
- 3.6** As far as the emerging Lewes Local Plan is concerned the final proviso listed in paragraph 3 above means that as the Plan will not reach its pre-submission consultation stage before 19th March this year it will be subject to the policies in the old unrevised version of the Policy Framework.
- 3.7** However, the Seaford Neighbourhood Plan will benefit from the revised policies and will have its full weight restored until it reaches its five-year span in February 2025.
- 3.8** Discussions are taking place with Lewes District Council's Planning Policy officers regarding the need to consider a timetable for the review of the Neighbourhood Plan in line with the new emerging Local Plan.

4. Financial Appraisal

- 4.1** There are no direct financial implications of this report.

5. Contact Officer

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



Seaford Town Council

Report No:	140/23
Agenda Item No:	7
Committee:	Planning & Highways
Date:	11 th January 2024
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.

Report 140/23 Appendix A

Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 21st December 2023

Approvals – No Objections from Seaford Town Council

LW/23/0652 – 5 Marine Drive, Bishopstone – Replacement of 2 storey side extension, extension of front porch, conversion of internal garage, and alterations to fenestration.

LW/23/0647 – 8 Duchess Drive - Replacement of existing conservatory with two storey rear extension

LW/23/0636 – Elm Court, Blatchington Road - Variation of Condition 1 (Approved Plans) in relation to approval LW/20/0799 to amend design of proposed dwellings including changes to enclosed staircases, removal of solar PV panels on roof, and external staircases and access balconies at front elevation, with the addition of air source heat pumps.