



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – Thursday 17th August 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 17th August
2023** at **7.00pm**, which you are summoned to attend.

Adam Chugg

Town Clerk

11th August 2023

- **Public attendance at this meeting will be limited due to the size of the venue, 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 Consideration and 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 24th July

[LW/23/0430 – 45 Sutton Road](#) – Erection of a two-storey residential annexe/garage, creation of dropped kerb and associated landscaping for Mr and Mrs J Lawrence.

[LW/23/0166 – 25 Marine Parade](#) - Construction of a two-storey 2no. bed dwelling house, creation of triple vehicular dropped kerb (amended scheme to include single storey rear extensions with balconies above to existing and proposed dwelling) for Mrs J Lorkin.

[LW/23/0418 – Meadows, Chyngton Road North](#) - Erection of rear dormer, alterations to fenestrations at rear decking and external staircase elevation and installation of 3no roof lights at front elevation for Mr and Mrs Mather.

[LW/23/0433 – 5 Sherwood Road](#) - Erection of single storey rear extension, associated decking and external staircase for Mr and Mrs Swadling.

[LW/23/0425 – Barn Cottage, Chyngton Barns, Chyngton Lane](#) - Erection of single storey rear extension for A Rutland.

[LW/23/0303 – 28 Church Street](#) - Single storey rear extension to ground floor restaurant to create a studio dwelling for Mr E Hussain.

[LW/23/0412 – Crouch House, Crouch Lane](#) - Roof extension including infill of twin pitch to create single pitch and removal of chimneys at rear and side elevations, re-rendering of external walls, alterations to fenestration at all elevations including installation of double-glazed units, installation of dormer and roof light at front elevation, two dormers at rear elevation and one roof light at side elevation for C Lim

[LW/23/0406 – 14 Balmoral Close](#) - Single storey extensions at side and rear elevations, loft conversion with rear dormer and removal of detached garage at rear for Mrs L Barrow

Lewes District Council Planning Applications received in week commencing Monday 31st

July

[LW/23/0352 – 21 The Steyne, Steyne Road](#) - Garage conversion and external rendering to main dwelling for Mr P Hammond.

[LW/23/0446 – 9-11 Broad Street](#) - First floor extension and conversion of 1no flat into 2no flats, second floor extension to create 2no 1 bedroom flats for Mr M Kaufman.

[LW/23/0456 – 55 Dane Close](#) - Conversion of lower ground floor undercroft into habitable space, extension of ground floor balcony with addition of steps and balustrade at rear, installation of solar panels to roof and recladding rear elevation for Mrs M Osterbery.

[LW/23/0447 – 1 Surrey Close](#) – Single storey front and side infill extension for Ms M Cumber.

Lewes District Council Planning Applications received in week commencing Monday 7th

August

[LW/23/0450 – 48 Richington Way](#) - Erection of single storey front extension with alterations to fenestration and addition of rendering for Ms K Watts.

[LW/23/0462 – 14 Middle Furlong](#) - Internal garage conversion, single storey ground floor side garage extension and first floor front/side roof extension for Mr and Mrs French

[LW/23/0458 – 36 South Way](#) - Erection of 2No. single storey rear extensions, single storey side extension with associated hard/soft landscaping for Mr and Mrs Whittle.

Tree Works Applications

[TW/23/0066/TPO – 10 Chalvington Close](#) - T1 - Sycamore - Whole crown reduction by 1.5 metres to provide significant clearance to garden and prevent damage to the trees e.g., snap outs T4 - Sycamore - Whole crown reduction by 1.5 metres to provide significant clearance to garden and prevent damage to the trees e.g., snap outs for G Durnford.

[TW/23/0064/TPO – Ashleigh Glegg House, Grosvenor Road](#) - T1 - Sycamore - Lifting of the lower crown to 3m, removal of basal & epicormic growth and removal of deadwood. T2 - Holm Oak - Reduce back from the building to allow approximately 1.8 metres clearance, Lifting of the lower crown to 4m and removal of deadwood for Mr I Sexton.

[TW/23/0062/TCA- 4 Blatchington Hill](#) - T1 - Plum - Fell to level stump T2 - Holly - Fell to level stump for Mr P Jones.

Planning Applications – For Noting:

The planning applications for the Committee to note are as follows:

East Sussex County Council Application

LW/3478/CC – Seaford Head Lower School, Steyne Road -Temporary installation of 1no mobile classroom for a period of 5 years.

Reason: as per the decision notice available on the Planning Portal, planning permission has already been granted by East Sussex County Council under delegated powers.

5. Road Closure Application, Walk the Chalk - Item for Noting

To consider and note the report 46/23 on the road closure application for the 'Walk the Chalk' event on 20th to 24th September (pages 7 to 8).

6. Lewes District Council - Local Plan Development Scheme

To consider report 47/23 on the recently published revised Lewes District Council Local Plan timetable as set out in the Local Plan Development Scheme (pages 9 to 10).

7. East Sussex County Council Bus Service Improvement Plan Consultation

To consider report 48/23 on East Sussex County Council's consultation on its Bus Service Improvement Plan, containing proposals for bus priority highway works in various locations in Peacehaven, Newhaven and Eastbourne (pages 11 to 12).

8. Update Report

To consider report 49/23 reporting on decisions taken by Lewes District Council since the last meeting, on applications previously considered by this Committee (pages 13 to 16).

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:	46/23
Agenda Item No:	5
Committee:	Planning & Highways
Date:	17th August 2023
Title:	Road Closure Application – Walk the Chalk
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To present details of proposed road closure application for Walk the Chalk, for this Committee to note

Recommendations

The Committee is recommended:

1. To note the contents of the report.

1. Information

- 1.1** Seaford Town Council has been notified of an application to Lewes District Council for temporary road closures for the ‘Walk the Chalk’ event taking place in Seaford on Wednesday 20th September to Sunday 24th September 2023.
- 1.2** The application is from the organisers LYT productions. The proposed closures are in Chyngton Way, from its junction with Lullington Close to its junction with Chyngton Lane.
- 1.3** Walk the Chalk is a five-day walking festival celebrating the newly renamed King Charles III Coastal Path. It is specifically aimed at the local community who do not usually access green spaces or the path but it is open and fully accessible to all.
- 1.4** The Town Council has been involved in discussions with the organisers regarding the running of the event and Full Council was briefed on the event at the meeting on 20th July. The report is therefore largely for the information of members and the Committee is recommended to note 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.



Seaford Town Council

Report No:	47/23
Agenda Item No:	6
Committee:	Planning & Highways
Date:	17 th August 2023
Title:	Lewes District Council – Local Plan Development Scheme
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To notify the Committee of the recently published revised Lewes District Council Local Plan timetable, as set out in the Local Plan Development Scheme

Recommendations

The Committee is recommended:

1. To note the details of the Local Development Scheme and contents of this report.

1. Information

- 1.1 Lewes District Council has published a revised Local Development Scheme; essentially a timetable for the remaining stages of the new Local Plan up to final adoption.
- 1.2 The full text of the scheme is accessible on the link below
[Local Development Scheme - Appendix 1 \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk)
- 1.3 The new scheme updates the previous scheme dated July 2020 and covers the parts of the District outside the South Downs National Park.
- 1.4 As the new scheme points out, one of the difficulties faced by authorities currently drawing up local plans and the reasons why the process is relatively slow, is that government legislation specifying how plans should be drawn up and what they should contain has been slow in coming forward.

- 1.5** Paragraph 3.2 of the scheme confirms that, in these circumstances, the Local Planning Authority can only operate under the current rules; proposed changes to those rules in the Levelling Up and Regeneration Bill, which have been under consideration in both Houses of Parliament for some time, cannot be implemented until the Bill is passed and receives Royal assent.
- 1.6** Therefore, as the text at the end of Paragraph 3.2 confirms:
‘The Local Planning Authority continues to prepare planning policies under the current system whilst monitoring the progress of these proposed changes.’
- 1.7** The scheme has been published in accordance with legal requirements and for the information of interested parties, residents, developers, landowners and town and parish councils.
- 1.8** There is no formal consultation exercise regarding the scheme and the Committee is therefore recommended to note the scheme and this 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.



Seaford Town Council

Report No:	48/23
Agenda Item No:	7
Committee:	Planning & Highways
Date:	17th August 2023
Title:	East Sussex County Council Bus Service Improvement Plan Consultation
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To notify the Committee of East Sussex County Council's consultation on its Bus Service Improvement Plan, containing proposals for bus priority highway works in various locations in Peacehaven, Newhaven and Eastbourne

Recommendations

The Committee is recommended:

1. To consider the proposals and agree and submit any comments to East Sussex County Council.

1. Information

- 1.1 East Sussex County Council is carrying out consultation until 25th September on its Bus Service Improvement Plan (BSIP)
- 1.2 The aims of the BSIP are to:
 - (a) Improve the reliability and punctuality of bus services and explore methods to make bus services more accessible
 - (b) Encourage an increase in the proportion of people travelling by bus
 - (c) Enhance the bus network, reducing journey times and improving reliability and punctuality of bus services
 - (d) Increase bus usage across the county by building a bus network that meets everyone's needs

(e) Complement and support wider transport investment across the country.

- 1.3 There are no measures in the BSIP affecting Seaford directly but there are significant proposals for Newhaven, Peacehaven and Eastbourne, that will impinge on Seaford residents in some way or other.
- 1.4 The Newhaven and Peacehaven proposals are clearly aimed at speeding up the flow of the number 12 Brighton/Eastbourne buses through the towns and along the A259.
- 1.5 The main point of interest in the Eastbourne proposals, is the planned dedicated bus lane in Kings Drive in the area of the District General Hospital
- 1.6 The full proposals are set out in the brochure accessible on the link below.
[East Sussex - Public Consultation Brochure FINAL](#)
- 1.7 The Committee is recommended to consider the proposals and agree and submit any comments to East Sussex County Council.

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.



Seaford Town Council

Report No:	49/23
Agenda Item No:	8
Committee:	Planning & Highways
Date:	17th August 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 27th July 2023

Approvals – No Objections from STC

LW/23/0371 – 5 St Wilfred's Place - Single storey rear extension and single storey side/rear infill extension.

LW/23/0308 – 44 High Street - 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.

TW/23/0043 & 0044/TCA - 4 & 5 The Crouch, Crouch Lane – Felling of Sycamores T1 and T2.

Approved – Objection from STC

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.

Refused – Objection from STC

TW/23/0045/TPO – 5 Barn Close - Fell Ash T17 – Reasons for refusal matched STC's objection. No justification for felling and felling would adversely affect amenity.

Refused – No Objection from STC

LW/22/0759 – 35 Heathfield Road – Erection of single storey dwelling at rear (revised plans).

Other Applications Approved by LDC

These two applications were approved at Lewes District Council's Planning Applications Committee on 12th July 2023 and are reported for information only. This will be considered by the Full Council, as the Club's landlord, in due course.

LW/22/0739 - Seaford Town Football Club, The Crouch, Bramber Lane

Amended description: Vary condition 1 of planning permission LW/10/0783 to permit up to 22 floodlit matches. Restriction on latest time of use to remain the same at 21:50 hours.

Approved subject to the following conditions:

- The floodlights hereby approved shall be used for up to a maximum of twenty two (22) competitive evening games per football season (August - June).
- The Club shall provide advance written notification to the local planning authority of the dates when the 22 evening games are to be played.
- On each of the 22 evenings when games are played the floodlights shall not be illuminated after 9.50pm or after the completion of the competition event, (but only for the event purposes of "extra time or penalties" and not for any other purpose) and in any case with an absolute end of illumination on such occasions of 11pm.

Reason: To help safeguard nearby residential amenity, having regard to policies CP10 and DM25 of the Lewes District Local Plan and the NPPF

- The floodlights hereby approved shall not be used for any purpose on Sundays, Bank or Statutory Holidays. Reason: To help safeguard nearby residential amenity, having regard to policies CP10 and DM25 of the Lewes District Local Plan and the NPPF.
- A maximum of four floodlight columns only shall be used on training sessions. On each of those evenings when training takes place the floodlights shall not be illuminated after 9pm.

Reason: To help safeguard nearby residential amenity, having regard to policies CP10 and DM25 of the Lewes District Local Plan and the NPPF.

LW/22/0740 – Seaford Town Football Club, The Crouch ,Bramber Lane

Various business advertisement boards fixed to the pitch side barriers, fascia signs to the football stand. Subject to the following specific conditions:

- This consent shall expire 5 years from the date of this notice [8th August 2023] whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

- No further adverts will be added to the ground. No adverts will be externally or internally illuminated.
- No further adverts will be installed without advertisement consent.
- A photographic and positional plan record will be made of the existing adverts on the football stand and pitch barriers and submitted to the Planning Authority within 1 month of this permission.
- All Advertisement fixings to also be agreed in writing by the Local Planning Authority to ensure they are secure.

Reason: To comply with LP 2 DM31 policy on Advertisements and to ensure public amenity and safety .