



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – Thursday 21st December 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 21st**

December 2023 at 7.00pm, which you are summoned to attend.

Adam Chugg

Town Clerk

15th December 2023

- **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 20th November 2023

[LW/23/0699](#) – **‘Fieldings’ 18 Firle Road** - Rebuilding of the front garden wall, relocation of vehicular and pedestrian access points including associated landscaping for Daniel Wood (see [**Report 138/23 on this application**](#) attached) (pages 7 to 10).

[LW/23/0700](#) – **2 Croft Lane** - Single storey rear extension, removal of the uPVC casement windows and UPVC front oriel casement window and replacement with white metal framed sash windows with glazing bars and horns for L Fievet.

[LW/23/0678](#) - **Flat 2, 2 Claremont Road** - Demolish existing shed/store and replace with timber clad cycle store/home office for Mr S Littlechild.

[LW/23/0712](#) - **15 Chyngton Gardens** - Replacement of existing conservatory with single storey rear extension, and addition of single storey front/side extension for Mrs Wilson.

Lewes District Council Planning Applications received in week commencing Monday 27th November 2023

[LW/23/0725](#) & [0726](#) (**Planning and Listed Building Consent**) – **Sutton Shaw, Eastbourne Road** - A rationalised party wall line to ground floor and first floor level between Sutton Shaw and Sutton Place, increasing of footprint, refurbishment/replacement of the existing sash windows, the reinstatement of a sash window at ground floor level to rear elevation, timber window and doors, ground floor bay window with access, replacement of the existing external render, increase floor to ceiling height at ground floor level, whitewashing brickwork, replacement of the existing slate roof and associated works.

[LW/23/0723](#) (**Advertisement Consent**) – **18 Clinton Place** - Installation of 1no. non-illuminated wall-mounted advertising billboard for Mr S Whittle.

[LW/23/0677](#) - **Sutton Corner Garage, Eastbourne Road**- Demolition of existing garage workshop, erection of terrace of three houses and detached single storey dwelling house for Mr J Ridley.

[LW/23/0697](#) - **4 Church Street** - Change of use from residential to holiday let for Mr M Bryon.

Lewes District Council Planning Applications received in week commencing Monday 4th December 2023

[LW/23/0737](#) - **High Wood, 51 Firle Road** - Two storey front extension to include double garage, single storey front porch, single storey flat roof rear extension with first floor roof terrace, two storey rear extension, installation of raised rear terrace with pergola, glass balustrade and access steps, alterations to existing rear fenestration, and alterations to existing driveway for Mr Sparks.

[LW/23/0730](#) - **35 Headland Avenue** - Replacement of existing single storey rear extension, 2 storey hip to gable side extension, single storey open front porch, 18no. solar panels to front roof, and widening of existing driveway and dropped kerb for Ms D Tudor.

[LW/23/0731](#) - **13 Lower Drive** - Demolition of existing conservatory and replacement with single storey rear extension for Dr A Dean.

[LW/23/0746](#) – **45 Richington Way** - Single storey front/side extension for Mr G Moth.

Lewes District Council Planning Applications received week commencing Monday 11th December 2023

No applications received.

Tree Works Applications

[TW/23/0116/TCA](#) - **51 Steyne Road** - T1 - Black Mulberry - reduce and reshape crown by approx 3.0-3.5m, and cyclical pruning to maintain at reasonable size for Mrs H Miflin.

[TW/23/0117/TPO](#) – **Sutton House, Eastbourne Road** - 1759 - Ash - Crown reduce overall by approx 2m & removal of deadwood 1760 - Sycamore - Fell to ground level 1761 - Sycamore - Fell to ground level 1762 - Sycamore - Crown reduce by 2-3m on farthest side & Remove large dead section 1763 - Leylandii - Fell to ground level 1764 - Leylandii - Remove, structurally sub-optimal limb back to source 1765 - Ash - Reduce overall by 3-4m to suitable growth. Manage canopy size in future (on going). NT001 - Ash - Monitor at subsequent assessments. Consider clearing undergrowth to permit access to assess. 1766 - Beech - Monitor at subsequent assessments 1767 - Sycamore - Monitor at subsequent assessments. Deadwood has limited targets and is small in size. 1768 - Leylandii - Monitor at subsequent assessments or after periods of prolonged high wind. 1769 - Sycamore - Fell to ground level 1770 - Sycamore - Fell dual stem tree to ground level 1771 - Sycamore - Crown reduce by approx. 2-3m at largest extent of asymmetry. 1772 - Sycamore - Fell to ground level 1773 - Sycamore - Fell regrowth of stump 1774 - Ash - Fell to ground level.

NT002 - Sycamore - Sever ivy to permit future inspection. 1775 - Leylandii - Fell to ground level under 5 day notice 1776 - Lime - Carry out re-retrenchment prune of previously topped defective tree. 1777 - Sycamore - Monitor at subsequent assessments 1778 - Sycamore - Fell Under 5 Day Notice. 1779 - Sycamore - Fell Under 5 Day Notice. 1780 - Lime - Re pollard to just above previous points NT003 - Sycamore - Fell to ground level NT004 - Sycamore - Fell to ground level.

5. Lewes Local Plan – Public Consultation – Towards a Spatial Strategy and Policies Directions

To consider report 135/23 providing an introduction to the Lewes Local Plan consultation document published by Lewes District Council on 29th November 2023 (pages 11 to 14).

6. Levelling Up and Regeneration Act 2023

To consider and note report 134/23 advising the Committee on the main Planning reforms introduced by the Levelling Up and Regeneration Act 2023 (pages 15 to 17).

7. East Sussex County Council Parking Review 2023 - 2024

To consider report 136/23 updating the Committee on the East Sussex County Council Formal Parking Consultation for the Lewes District (pages 18 to 23).

8. Update Report

To consider report 137/23 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 24 to 26).

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:	110/23
Agenda Item No:	4
Committee:	Planning & Highways
Date:	21st December 2023
Title:	Planning Application - LW/23/0699, Fieldings, 18 Firle Road
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To inform the Committee on the latest in a group of applications (including an appeal) dating back to 2018, principally concerning the erection of a new dwelling at the rear of 'Fieldings' 18 Firle Road

Recommendations

The Committee is recommended:

1. To note the contents of the report and planning background provided relating to the property in question.
2. To object the application based on the issues set out within the report.

1. Information

1.1 This application is the latest in a group of applications (including an appeal) dating back to 2018 principally concerning the erection of a new dwelling at the rear of 'Fieldings' 18 Firle Road.

1.2 The history is as follows: -

- **LW/18/0146** - Construction of new bungalow to rear of existing property and widening of existing pedestrian gate to provide vehicular access – REFUSED.
- **LW/18/0653** Construction of new bungalow to rear of existing property and widening of existing pedestrian gate to provide vehicular access - REFUSED – DISMISSED ON APPEAL.

- **LW/19/0451** - New dwelling to the rear of the property - APPROVED – DELEGATED DECISION.
- **LW/20/0655** - Realignment of new dwelling – APPROVED.
- **LW/23/0699** - Rebuilding of the front garden wall, relocation of vehicular and pedestrian access points including associated landscaping - CURRENT APPLICATION.

2. Background

- 2.1** The Town Council's Committee has consistently opposed the development of a new dwelling to the rear of 'Fieldings' as inappropriate back land development which would be over development of the plot, contrary to policy and have an unacceptable impact on the amenities of neighbouring residents and the character of the East Blatchington Conservation Area (EBCA).
- 2.2** The original stated purpose of the scheme back in 2018 was to provide a more manageable new dwelling for the applicant and then owner of Fieldings (i.e. smaller garden and no stairs) to enable them to avoid moving away from the property. The entire plot has now been sold and it can therefore be reasonably assumed that the original applicant will not now be moving into the new dwelling.
- 2.3** Following the second refusal of the proposed scheme in 2018, an appeal was submitted. In their decision, the Inspector identified the two main issues as the effect of the removal of a length of the flint front boundary wall on the EBCA and the effect of the use of the new access and dwelling on the amenities of neighbouring residents.
- 2.4** The Inspector concluded that the potential harm to the street scene of Firle Road and to the character and appearance of the EBCA of the removal of the length of wall and the use of the new access would outweigh any public benefit from the scheme. They stated that in their view: - **'The removal of part of the flint wall and raised planter and the formation of a new vehicle crossover would reduce the sense of enclosure along this part of Firle Road and have a suburbanising impact on the street scene.'**
- 2.5** The appeal was therefore dismissed.

- 2.6** In response to the appeal decision, a third application was submitted providing a shared access with the host dwelling 'Fieldings' rather than a second and separate access. This partially dealt with the concerns of the Inspector over the length of flint wall to be removed but replaced that issue with the fact that a shared access with the host dwelling would be directly contrary to the Local Plan policy applicable at that time i.e. Saved Policy ST4 of the 2003 Local Plan.
- 2.7** The reasons why shared accesses are normally outlawed in planning is due to; their use depending on the goodwill of the respective residents and, in the terms of ST4 they do not provide 'a safe and convenient access to any new dwelling at the rear'.
- 2.8** Policy ST4 has been replaced by DM 30 in the Lewes Local Plan Part 2 adopted in February 2020. DM 30 is set out in similar terms to ST4. It states in the preliminary commentary that 'Tandem' development - where a house is constructed immediately behind another house and shares the same access - is rarely satisfactory due to the difficulties of access to the house at the rear and the disturbance and loss of privacy suffered by the house at the front.
- 2.9** It is still considered that the shared access arrangement in the previous application LW/19/0653 was directly contrary to former policy ST4 and in the new application, is contrary to policy DM30. However, it is acknowledged that the fact that the new dwelling has been approved and constructed has also to be taken into account.

3. Commentary

- 3.1** There are other weighty considerations relating to the flint wall which justify a refusal of the application.
- 3.2** The applicant's agent justifies the removal of the section of wall claiming that the whole wall is in a poor condition and should be removed and rebuilt. This claim is not supported by any specific expert evidence. Nearby residents in Firle Road who have long-term knowledge of the wall refute the agent's claims.
- 3.3** The flint wall itself has a prominent history going back over 200 years and is one of the principal features which justify the locality's Conservation Area status. Parts of the wall in other parts of the EBCA are listed in their own

right. The proposal to make an additional break in the wall goes directly against the reasons for the dismissal of the 2019 appeal.

3.4 Also, the rebuilding of the wall, apart from affecting its authenticity as a heritage asset, will inevitably have an adverse impact on its character and appearance. As a heritage asset it is protected by policies SEA3 of the Seaford Neighbourhood Plan and DM 33 of the Lewes Local Plan part 2 as well as Part 16 of the National Planning Policy Framework.

3.5 The additional access will also mean that there will be views of the new dwelling from the road which will also have an adverse effect on the EBCA.

4. Recommendation

4.1 The issues set out above are considered to justify a strong objection to this application.

5. Contact Officer

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



Seaford Town Council

Report No:	110/23
Agenda Item No:	5
Committee:	Planning & Highways
Date:	21st December 2023
Title:	Lewes Local Plan – Public Consultation – Towards a Spatial Strategy and Policies Directions
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To provide an introduction to the Lewes Local Plan consultation document published by Lewes District Council on 29th November 2023

Recommendations

The Committee is recommended:

1. To note the contents of the report

1. Information

- 1.1 This report is intended as an introduction to the consultation document published by Lewes District Council on 29th November 2023.
- 1.2 The timing of the consultation over the Christmas and New Year holiday period means that the deadline for formal responses has been extended to 8th February 2024.
- 1.3 The consultation document runs to 203 pages and is difficult to summarise in a brief report.
- 1.4 A [link to the full document](#) has been forwarded to members of the Committee. While it is not essential that the document is read in full it is recommended that members get a 'flavour' of the main issues from the document before it is discussed, and responses are agreed.
- 1.5 There are two scheduled Committee meetings early in the new year before the deadline for responses i.e. on 11th January and 1st February. The meeting on 1st February still allows sufficient time for agreed responses to

be reported back to the District Council, so it is recommended that the main discussion takes place at that meeting.

- 1.6 The Plan can also be included on the agenda for 11th January meeting to provide officers with an opportunity to add any relevant information to that set out in this introductory report and to deal with any members' questions and queries arising.

2. The Consultation Document

- 2.1 The Lewes Local Plan has now reached the Regulation 18 consultation stage, prior to the draft plan being prepared for publication.
- 2.2 This is the final chance for the interested parties to suggest what form the Plan should take and the nature of the policies that should be included.
- 2.3 The consultation document draws on the 42,000 comments submitted last year in response to the 'Issues and Options' document.
- 2.4 The draft plan is programmed to be published in spring 2024.
- 2.5 The main themes and ideas on which the District Council is seeking a response are:-
 - Limitation of the impacts of Climate Change
 - Maintenance of the natural environment
 - Provision of homes for everyone
 - Regeneration of the coastal towns
 - Support for the economy in the villages and rural areas
 - Provision of infrastructure and community facilities
 - Building decent homes that people want to live in, and
 - Improvement of the water quality of our rivers.
- 2.6 The Local Plan itself will set out strategic policies to underpin and guide development within the plan area. It should be noted that the plan area omits the large central part of the district within the designated South Downs National Park (page 14). This central area is covered by the South Downs Local Plan, which is also under review.
- 2.7 The strategic policies under each theme are set out under the following 'chapter headings':-
 - Development Strategy
 - Climate Change

- Natural Environment
- Homes for Everyone
- Economy and Regeneration
- Infrastructure and Community Facilities
- Design, Landscape and the Built Environment
- Water

2.8 The parts of the document which will be of particular interest locally are on Housing Need and Housing Delivery and the 'Options for Growth'.

2.9 Housing Need and Delivery is covered in pages 32 to 41. The housing requirement for the area assessed under the government's Standard Method is 602 dwellings per annum. The Plan recognises that since 2010 the local planning authority (LPA) has been unable to achieve that target. In fact, it has fallen well short with an average of 250 dwellings.

2.10 Taking all relevant factors into account, including past history, environmental restraints, the allocated and approved developments and sites coming forward in the local plan process (the call for sites), the LPA considers that it can only fulfil housing delivery up to 2040 within the range of 271 to 468 dwellings per annum. It will however continue to investigate further how housing need can be met.

2.11 As this figure is well short of the government's set target, it sets up a battle to be fought out at the future Local Plan Inquiry where the LPA will have to plead 'special circumstances' to justify its position, relying also on indications from the government that the sections of the National Planning Policy Framework on housing delivery may be amended to take local factors into account.

2.12 The 'Options for Growth' section deals with the various ways in which new housing can be accommodated. The different options are explained in pages 43 to 55. They are:-

- Intensification of development within the coastal towns
- Further outward expansion of Newhaven and Peacehaven
- Urban extensions to Burgess Hill and Haywards Heath
- Focussing growth on the most sustainable villages in the Low Weald
- Dispersing growth across all villages in the Low Weald

- A new settlement within the Low Weald

2.13 The possibility of a new settlement of 3,000 dwellings in the Plumpton/East Chiltington area, close to the National Park boundary, has been removed from the list of options.

3. Recommendation

3.1 As stated above, this is intended only as an introduction to some of the main issues in the consultation document.

3.2 Further reports will be made to the meetings on 11th January and 1st February. At the February meeting, the document will be discussed and final responses to the District Council will be agreed.

3.3 For the timebeing, members are simply requested to note this report

4. Contact Officer

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



Seaford Town Council

Report No:	110/23
Agenda Item No:	6
Committee:	Planning & Highways
Date:	21st December 2023
Title:	Levelling Up and Regeneration Act 2023
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To advise the Committee on the main Planning reforms introduced by the Levelling Up and Regeneration Act 2023

Recommendations

The Committee is recommended:

1. To note the contents of the report.

1. Information

- 1.1** The Levelling Up and Regeneration Act 2023 (LURA) was passed on 26th October 2023. It is a wide-ranging Act, containing new provisions affecting many areas of local government. This report will deal in brief with the main Planning reforms introduced by the Act.
- 1.2 Local Plans** - The principal planning reform is an overhaul of the Local Plan process. It will introduce a 30-month programme for the preparation of Local Plans covering all the relevant stages, including public consultation and adding 'gateways' to the timetable to enable vetting of the various stages by central government. There are various minor reforms to enforcement and other planning procedures.
- 1.3 Immunity** - Currently some breaches of planning control (e.g. an unauthorised dwelling) become immune if action is not taken within four years and others (e.g. changes of use) are subject to a 10-year rule. Under the new Act, the 4-year rule is abolished, and all breaches will be subject to the 10-year rule.

- 1.4 Heritage** - Temporary Stop Notices, currently available for planning control breaches, will be extended to breaches of listed building control.
- 1.5 Commencement of Development** - Commencement Notices will have to be served by developers commencing work under a planning consent.
- 1.6 Completion Notices** - The current procedure for requiring completion of schemes which have been implemented but not completed is cumbersome, potentially expensive, and rarely (if ever) used. During the lengthy Talland Parade saga it was argued by some parties relying on advice from central government that the existing provisions should be used by Lewes District Council to force the owners to implement the consent or lose it. This reform of the procedure is an admission that these existing provisions were and are unworkable. The reforms should remove some of the previous obstacles.
- 1.7 Enforcement Warning notices** - This is a formal notice to a landowner in breach of planning control that if planning consent is not applied for within a specified period, enforcement action will be taken.
- 1.8 Appeals** - There will be new restrictions on rights of appeal in enforcement cases to prevent landowners 'spinning out' the process by using repeated appeals on the same planning issue.
- 1.9 Protected Landscapes** - This is a relatively minor provision, but it could have significance for the local area and the Lewes District. It requires all authorities performing any function relating to or affecting land in a National Park or Area of Outstanding Natural Beauty in England, to give weight to the statutory purposes of the area i.e. principally the conservation and enhancement of the protected landscape.
- 1.10 The Infrastructure Levy** - The Infrastructure Levy (IL) is a new power to replace the existing Community Infrastructure Levy (CIL). The Infrastructure Levy is intended to charge developers based on gross development value rather than on the floor space, but the operation of the Infrastructure Levy otherwise mirrors the CIL process. The detail of Infrastructure Levy will be set out in secondary regulations.
- 1.11** Most of the above provisions will not come into force until further regulations are published for consultation. However, the protected

landscapes provision is due to come into effect in a few weeks' time, on 26th December 2023.

2. Financial Appraisal

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

3. Contact Officer

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



Seaford Town Council

Report No:	137/23
Agenda Item No:	7
Committee:	Planning & Highways
Date:	21 st December 2023
Title:	East Sussex County Council Parking Review 2023-2024
By:	Adam Chugg, Town Clerk
Purpose of Report:	To update the Committee on the East Sussex County Council Formal Parking Consultation for the Lewes District.

Recommendations

The Committee is recommended:

1. To review the proposals for Seaford in the East Sussex County Council formal parking consultation for the Lewes District.
2. To feedback on any planning considerations relating to these changes.
3. To identify any changes or additions to the previous Town Council response to the informal consultation for officers to be mindful of when sending in the Town Council response to the formal consultation.

1. Introduction

- 1.1 East Sussex County Council (ESCC) undertook an informal parking consultation for the Lewes District, with a closing date of 13th October 2023.
- 1.2 Following discussions at the October 2023 Full Council meeting, the Town Council submitted a response to this informal consultation. This response is shown at Appendix A.
- 1.3 Having reviewed the informal consultation, ESCC is now proceeding with the formal consultation, which runs from 1st December 2023 to 5th January 2024

1.4 A link to this formal consultation can be found on the [ESCC website](#).

2. Key Changes

2.1 When councillors review the documentation, they will see all the changes and amendments made since the informal consultation.

2.2 In this report, the following changes are being highlighted:

(a) Drawing 3 Broad Street:

Previous Wording:

‘Proposed replacement of current No Waiting Mon-Sat 8am-6pm except taxis with Loading/Unloading only Mon-Sat 7am-7pm and No Waiting Mon-Sun 7pm-7am except taxis’

New Wording:

‘Proposed replacement of current No Waiting Monday to Saturday 8am to 6pm except taxis with Loading and Unloading only Monday to Saturday 8am to 6pm.’

(b) Drawings 20 Esplanade - Drawings 22.1F – 22.3 F

Previous wording:

‘Proposed change from Limited waiting 12 hours to Limited waiting 12 hours no return within 12 hours’

New Wording:

‘Proposed change from Limited waiting 12 hours to Limited waiting 12 hours no return within 2 hours.’

(c) Drawings 20 Esplanade - Drawing 23F

This is a NEW addition and relates to land owned by the Town Council.

Wording is:

‘Proposed parking area limited waiting 12 hours to limited waiting 12 hours no return within 2 hours.’

And for a section of the road:

‘Proposed no waiting at any time.’

- This has been added so that land owned by STC running west from the Martello Tower can be brought into the scope of parking restrictions on the seafront.

- It also extends the yellow lines so that no vehicles can be parked on the road next to the parking area.

(d) Drawings 21 Marine Parade:

Previous wording:

‘Proposed change from Limited waiting 12 hours to Limited waiting 12 hours no return within 12 hours’

New Wording:

‘Proposed change from Limited waiting 12 hours to Limited waiting 12 hours no return within 2 hours.’

(e) Drawing 25 Pelham Road:

Old Wording

‘Proposed change from No Stopping Mon-Sat 8am-6pm except taxis to No Stopping at any time except taxis.’

And,

‘Traffic Regulation Order (TRO) amendment only, no physical change on site.’

New Wording:

‘Proposed change from No Stopping Monday to Saturday 8am to 6pm except taxis to No Stopping Monday to Sunday 8am to 6pm except taxis.’

And,

‘Traffic Regulation Order (TRO) amendment only, no physical change on site.’

3. Next Steps

3.1 The Planning & Highways Committee are asked to consider the Seaford proposals with particular focus on planning considerations.

3.2 Councillors are also reminded that the Town Council Community Services Committee will be considering any further actions/options for the Town Council once this consultation has finished.

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 Adam Chugg, Town Clerk.



Seaford Town Council

STC RESPONSE TO 'LEWES PARKING REVIEW 2023-24 INFORMAL CONSULTATION

INTRODUCTION

Seaford Town Council has been carefully considering the changes proposed in this consultation that are directly relevant to Seaford.

The Town Council is also grateful to the Highways Team at ESCC for agreeing that the Council can submit a short report rather than fill in the resident questionnaire.

The key points the Council wishes to make are below.

Broad Street parking proposal:

- The Town Council supports this proposal.
- Members raised that there is an issue with Heavy Goods Vehicles blocking Broad Street and whether better signage was needed.

Pelham Road parking proposal:

- The Town Council would support Monday to Sunday 8am to 6pm, no stopping except taxis, but does not agree that this needs to be in place at all times, as taxis are rarely onsite/required in the evenings and therefore there is no benefit to anyone from the proposals made.

Esplanade, Seaford and Marine Parade Seaford

- The Town Council notes that the numbers of camper vans visiting the town is increasing, along with traffic and environmental problems they can bring.
- The Town Council feels that these proposals fall short of what is required to address the problems.
- There is an urgent need for stronger and more visible enforcement – increased during peak times.
- Given the increase in problems, the Town Council would hope that measures need to be in place ahead of 2024 peak season to reduce the impact on seafront residents

- The Town Council requests that signage is updated to make sure that any restrictions to Camper Vans are obvious and enforceable. For example, there are some examples of signage that say 'no caravans' which can be ignored by camper vans.
- Cross-agency solutions need to be encouraged as the issues are not limited to parking and the Council would welcome cross-agency meetings looking for solutions.

ACTIONS FOR THE TOWN COUNCIL

In addition to submitting the above comments in response to the consultation, the Town Council is committed to taking actions that are within its power to aide addressing this problem.

As such the Town Council will be:

- Looking at changing to diagonal parking on the shingle area owned by Seaford Town Council to west of Martello Tower, rather than lengthwise against the wall
- Reviewing its own signage on the seafront
- Submitting a request to have a 20mph speed limit investigated for the seafront
- Following up on the request for cross-agency meetings to look at solutions to be implemented ahead of the 2024 peak season

EVIDENCE EXAMPLES FROM RESIDENTS

In addition to these points, the Council wanted to share some of the feedback we have been receiving from our residents. There has been a lot of email traffic being sent to us on this issue, and here are just some of the examples of correspondence and images received.

1. [there was a...] 'Family who stayed for over a week along the front. They had a BBQ on the verge in front of their vehicle, the father then as you will see in the video had a shower, using products to wash and in intimate places, while his daughter rinse him off with bottles of water onto the verge. They then proceeded to have a fire on the path next to a bench. On asking them to put it out as we had smoke coming in our windows and patio doors,

they informed us that they were allowed to as the path was part of the beach and the camping area.'

2. [there should be....] 'Signs directing them to campsites with facilities for grey and black waste disposal would be the most appropriate action.'
3. [here are a...] 'Few photos and a video a neighbour sent of a man emptying waste matter from mobile home into ComPoost toilets, via the help of partner on mobility scooter. Already in full swing today and parking attendants were way too late by then! Parking on pavements, emergency access was a big issue.'
4. 'Today has been one the most horrendous days for residents on the seafront and for seaford Town in general parking on pavements by the salts and much worse surrounding seafront. We have just had to watch a man showering and intimate parts while his children wash him down with water bottles.'
5. [someone was...] 'Disposing of his waste matter, firstly on verge under motorhome where you can see puddle and secondly down the drain in front of our properties. Also pics of overnight stays and verge currently.'
6. 'this [motorhome] has been previously left in the Causeway for some months. This needs to be moved as he lives in it'

ADAM CHUGG

SEAFORD TOWN CLERK

13/10/2023



Seaford Town Council

Report No:	137/23
Agenda Item No:	8
Committee:	Planning & Highways
Date:	21 st December 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.

Report 137/23 Appendix A

Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 30th November 2023

Approvals – No Objections from Seaford Town Council

LW/23/0564 - 16 Jevington Drive - Two storey side extension.

LW/23/0545 - Pear Tree Cottage, Saxon Lane - Replacement of the existing roof, rebuilding of 2no. chimneys and partial reconstruction of front elevation wall (from eaves), removal of internal timber cladding.

LW/23/0569 – Unit 4 Cradle Hill Ind. Estate -| 1 x Individual Illuminated Letters Mounted on an Aluminium Panel (West Elevation), 2 x Individual Illuminated Letters Mounted on an Aluminium Panel (South and Front West Elevation), 1 x Individual Illuminated Letters Mounted on an Aluminium Panel (South Elevation), 1 x Individual Illuminated Letters Mounted on an Aluminium Panel (East Elevation), 1 x 106 Linear M Single Line Blue Faux Neon In An Aluminium Cover (West / South Elevation).

LW/23/0616 - 42 Farm Close - Single storey rear extension, garage conversion and replacement side extension.

LW/23/0517 - 9 Milldown Road - Replacement single-storey rear flat roof extension with lantern skylight and alterations to rear fenestration.

LW/23/0433 - 5 Sherwood Road - Erection of single storey rear extension, associated decking and external staircase.

LW/23/0497 - 3 Meads Road - Demolition of rear conservatory, erection of single storey rear extension.

LW/23/0447 - 1 Surrey Close - Single storey side/front infill extension.

LW/23/0430 - 45 Sutton Road - Erection of detached single storey garage/outbuilding with office ancillary to main dwelling, creation of dropped kerb with associated landscaping.

N.B. At the request of Seaford Town Council, a condition was attached restricting use to those ancillary to the main dwelling.

LW/23/0215 - 37 Chyngton Way - Enlargement of front porch.

LW/22/0629 - The Seven Sisters, Alfriston Road - Conversion of the existing building to provide a convenience store to the ground floor, 4no maisonettes above and 4no dwellinghouses within the grounds, ground floor single storey rear extension

to store for facilities, 12no car parking spaces to the store, 8no parking spaces for dwellings and 3no guest spaces; 23 in total.

N.B. Seaford Town Council had supported the application in principle subject to comments on various issues including highways and the impact on properties in Etherton Way. These will be explained at the meeting.

LW/23/0236 - 1 Shepway Parade, Broad Street - Installation of replacement mechanical plant, new palisade fence and gates to plant area at rear elevation and replace 7no. timber windows at first floor level with new UPVC windows at side elevation.

Approvals – Objection from Seaford Town Council

LW/23/0585 - 89 Sutton Road - Erection of two-storey side extension over existing detached garage, single storey flat roof rear extension, composite cladding to front and side elevations and rear dormer.

N.B. The objection was to the use of composite cladding rather than brick. Amended plans were submitted to replace the cladding with brick at the Case Officer's request.

LW/22/0816 - St Leonard's Church Hall, Church Lane - Partial demolition of existing Church Hall and construction part 2 storey and part 3 storey dwelling, conversion of the Parish Office building into 2no 2 storey dwellings (AMENDED DESIGN).

N.B. The amended design, following the objections from Seaford Town Council and the Heritage Officers, proposed a more modest and traditional design which was considered acceptable.

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