



Seaford Town Council

Planning and Highways Committee

Minutes of the meeting of the **Planning and Highways Committee** held at the **Council Chambers, 37 Church Street, Seaford** on **Thursday 19th July 2018** commencing at **7.00 p.m.**

Present:

Councillors L Wallraven (Chairman), D Argent, J Elton, L Freeman, N Freeman and R Honeyman.
Geoff Johnson - Planning Officer
3 members of the public present

P 23/07/18 Apologies for Absence and Declaration of Substitute Members

Apologies were reported from Councillors A Latham, J Lord and P Lower

P 24/07/18 Disclosure of Interests

Councillor L Wallraven declared a non-pecuniary interest as a member of Lewes District Council's Planning Applications Committee and did not speak or vote on any item.

P 25/07/18 Public Participation

Mr J Rigden asked for an update on the progress of the Seaford Neighbourhood Plan Councillor R Honeyman informed him that the Plan was being scrutinized by the professional officers at Lewes D.C to prepare it for the next important stage in the process; the presentation to the Independent Examiner

P 26/07/18 Planning Applications

Planning Applications week ending 22nd June 2018

Seaford
LW/18/0466

15 Highlands Road
Planning Application – Two storey extension (resubmission of approved application LW/15/0694)

It was **RESOLVED** to **SUPPORT** the application

South Downs National Park Applications week ending 26th June 2018


Seaford
SDNP/18/03144

Frog Firle Farm Alfriston Road
Planning Application – Alterations/repairs to existing flint barns and repair to fire-damaged storage barns

It was **RESOLVED** to **SUPPORT** the application

Tree Works Application – South Downs National Park

Seaford
SDNP/18/03303/TCA

Bishopstone Place The Street Bishopstone Village
Application to fell Sycamore (T1) and to coppice group of Sycamores (G1) 

It was **RESOLVED** to **SUPPORT** the application. Local members were aware that the single tree in question was in a poor condition and that the woodland was generally well-managed by the owners

P/27/07/18 Newlands School Development – s.106 Agreement

Members considered report 70/18 of the Planning Officer which summarised the provisions of the Agreement under s.106 of the Town and Country Planning Act 1990 dated 30th May 2018 relating to the development of the former Newlands School site.

The three parties to the Agreement were the current owners of the site, Lewes District Council as Local Planning Authority and East Sussex County Council as Highway Authority. Outline consent for the construction of up to 183 dwellings and associated developments on the site had been issued on 5th June 2018.


The report highlighted issues which the Town Council needed to monitor closely, in particular a possible application from the eventual developers of the site for a reduction in the 40% level of provision of Affordable Housing required under the Agreement.

Members also considered related issues raised in a supplementary note circulated by the Town Clerk. He referred to reports that the sale price of the site had overstated its true value by up to 70% and repeated the warning that this could lead to future attempts by the purchaser/developer to reduce the cost of implementing the obligations in the Agreement. He also referred to the fact that although the Town Council owned and administered all current public sports pitches and play areas in the town it had been excluded from any discussions on the facilities to be provided under the Agreement. The Agreement merely required the sports facilities and play area to be transferred to the District Council.

IT WAS RESOLVED :-

1. That once the sale price for the site is clarified the Town Clerk be authorised to issue a Press Statement to the effect that the Town Council will be watching the progress of the development very closely and will oppose any attempt by the developer to renege on any of the Planning Obligations by seeking e.g to reduce the provision of Affordable Housing or the specification of the sports facilities. AND:

2. That the following formal requests be made to the Lewes District Council:-

- a) That any application received from the developer for Vacant Building Credit should be notified immediately to the Town Council and that officers from the Town Council should be given an opportunity to speak when the application is reported to the Planning Applications Committee
- b) That the Town Council should be represented in any future correspondence and/or meetings held to discuss the Open Space Scheme and Specification and the Community Use Agreement submitted for approval under the s.106 Agreement and that discussions should cover the possible use of the facilities for sports other than football.
- c) That the District Council transfers the sports pitch, changing facilities and car park to the Town Council along with the commuted sum as soon as the scheme is duly completed and the facilities are transferred from the Developers to the District Council under the s.106 Agreement
- d) That the Town Council should have the final say as to the design and layout of the Play Area to be provided under the s.106 Agreement and that it should be transferred to the Town Council as soon as the transfer from the Developers to the District Council is completed 

e) That Seaford residents should be given priority in the nomination for and allocation of Affordable Housing

P/28/07/18 Construction Site at Talland Parade

Members considered report 71/18 of the Planning Officer confirming that, at the recent preliminary hearing at Brighton Magistrates Court, the appeal by the owners of the site was ruled to have been submitted 'out of time' and would not therefore proceed to a full hearing. The requirements of the s.215 Notice would therefore come into effect on 31st August 2018. The owners had informed Lewes D.C that works would be underway before that date.

It was **RESOLVED** that the report be **NOTED**.

P/29/07/18 Update Report

The Committee considered report 72/18 informing members of the decisions taken by Lewes District Council on planning applications since the last meeting.

It was **RESOLVED** that the report be **NOTED**.

The meeting closed at 7.50 p.m.

L. Wallraven 2/8/2018

Councillor L Wallraven
Chair

