



Seaford Town Council

To the Members of the Planning and Highways Committee

A meeting of the **Planning and Highways Committee** will be held at the **Council Chambers, 37 Church Street, Seaford** on **Thursday 18th July 2019** at **7.00 p.m.** which you are summoned to attend.

James Corrigan
Town Clerk
10th July 2019

AGENDA

1. 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

In accordance with Standing Order 3 and Seaford Town Council Policy members of the public will be entitled to speak on general issues concerning this Committee on non-planning application matters at this point. People wishing to speak on planning applications may do so immediately before each planning application.

4. Planning Applications

Planning Application deferred from previous meeting

Seaford
LW/19/0376

16 Corsica Road
Planning Application – Removal and replacement of existing single storey extension for Andrew Best

Planning Applications received week commencing 24th June 2019

Seaford
LW/19/0435

14 Old Nursery Close
Planning Application – Proposed two-storey side extension for Mrs C Pook

Planning Applications received week commencing 1st July 2019

Seaford
LW/19/0441
Land at Junction of The Holt and North Way
Planning Application – Proposed erection of boundary fence for Glen Merchant, Challinor Hall Ltd

Planning Applications received week commencing 8th July 2019

Seaford
LW/19/0415
59 Belgrave Road
Planning Application – Erection of shed for Marc Isaacs

Seaford
LW/19/0438
8 Chesterton Avenue
Planning Application – Demolition of existing conservatory and Erection of a new single-storey side/rear extension for Ms S McMahon

Seaford
LW/19/0482
Seaford Head Lower School Steyne Road
Planning Application – Erection of single-storey building for the Storage of bicycles for Seaford Head School

Seaford
LW/19/0485
9 Seagrove Way
Planning Application – First floor side extension for Mr A Hillier

Tree Applications

Seaford
TW/19/0043/TPO
15 Badgers Copse
Tree Preservation Order – Trim back Sycamore (T13 in the Order) from border of Cuckmere House School to prevent excessive shading for Jackie Newton

Seaford
TW/19/0045/TPO
Newlands Manor Newlands School
Tree Preservation Order – T1-Sycamore- Trim back stems blocking light for Mr R Childs of I Sandore Close

5. Newlands School Site – Reserved Matters Application (LW/19/0258)

Planning Officer to report on progress of discussions with Lewes D.C and Bellway Homes on this application

6. Lewes District Local Plan Part 2

To consider report 44/19 of the Planning Officer on the recent modifications to the Plan

7. Car Parks – Proposed Restrictions

To consider report 46/19 on proposals to restrict height and use of certain local car parks

8. Proposed Road Closure – French Market

To consider report 45/19 on the proposed road closure for the French Market on Friday 13th September 2019

9. Update Report

To consider report 43/19 of the Planning Officer on decisions taken by Lewes D.C on applications previously considered by this Committee

Circulation:

Committee: Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman).
Councillors N Adil, J Edson, M Everden, A Latham and J Lord.

For Information: Councillors L Boorman, P Boorman, M Brown, J Cash, S Dunn, M Hayder, R Hayder, O Honeyman, J Meek, R Morland, R Reed, G Rutland and B Webb .



Seaford Town Council

Report 44/19

Agenda Item No: 6
Committee: Planning & Highways Committee
Date: 18th July 2019
Title: Lewes District Local Plan Part 2
By: Geoff Johnson Planning Officer
Purpose of Report: To inform the Committee of a proposed modifications to policy E1 of the Local Plan

Recommendation:

You are recommended to consider the proposed modifications in preparation for a full discussion and formal response to Lewes D.C at the next meeting on 8th August

1. Information

The Examination in Public of Part 2 of the Lewes District Local Plan took place in April before the Secretary of State's Inspector

The objections to policy E1 in the submission draft, which included a formal objection from the Town Council, were dealt with at the hearing. Policy E1 covered the designation of new employment land to the east of Newhaven Port.

As a result of the objections, the area covered by the policy and the policy itself have been modified; the modifications are set out on the documents attached.

The full minute from the Committee's meeting on 1st November 2108 covering the discussion on policy E1 and the formal objection is set out below:-

'P60/11/18 Lewes Local Plan Part 2 – Consultation on Submission Draft

It was **RESOLVED** that Standing Orders be **SUSPENDED** to allow free discussion with members of the public who has attended to speak on this item

A local resident urged the Committee to object to policy E1 in the Plan which allocated a large brownfield/greenfield site on the eastern edge of Newhaven port for employment development. Development on the site would encroach on to the

beach area and within a short distance of Tidemills and the National Park boundary. It would have a severe impact on views across the Bay to Newhaven from Bishopstone and Seaford seafront. An important wildlife conservation area and tourist destination would be threatened. The policy was not 'sustainable'.

A second resident objected that the plan for the area within this policy was slapdash. It did not take into account development which had already been carried out within the area and the boundaries of the policy area were arbitrary.

A third resident representing 'The Friends of Tidemills' argued that Tidemills should be defended at all costs. It was an important economic asset shared by both Seaford and Newhaven. Its importance has been enhanced by the designation of the National Park. The proposed Port Access Road should form the boundary for development within the E1 policy area. This would ensure that Tidemills and the National Park would be protected and the interests and amenities of Seaford would be retained.

It was **RESOLVED** that Standing Orders be **REINSTATED**

Members considered report 121/18 on the draft Local Plan.

It was **RESOLVED** to **OBJECT** to Policy E1 in the Plan on the following grounds:-

That development on the land in the policy area, by encroaching on to the beach and close to Tidemills and the South Downs National Park would have a serious adverse impact on views across the area to Newhaven from Bishopstone and Seaford seafront

The proposed Port Access road which was not shown in the plan of the policy area should form the eastern boundary of any new development to ensure the conservation of the Tidemills and beach area which deserved the highest level of protection

The policy was not sustainable in its present form and not consistent with policies in the National Planning Policy Statement aimed at protecting areas of high amenity value'

(End of Minute)

The modifications proposed are intended to mitigate the environmental impact of the Policy

The consultation period commenced on 8th July and will run to 19th August. There is therefore no pressing need for a response to be made at this meeting

I will submit a further report to the meeting on 8th August setting out the issues involved in more detail

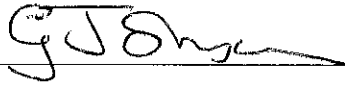
2. Financial Appraisal

There are no financial implications to the Council as a result of this report.

3 Contact Officer

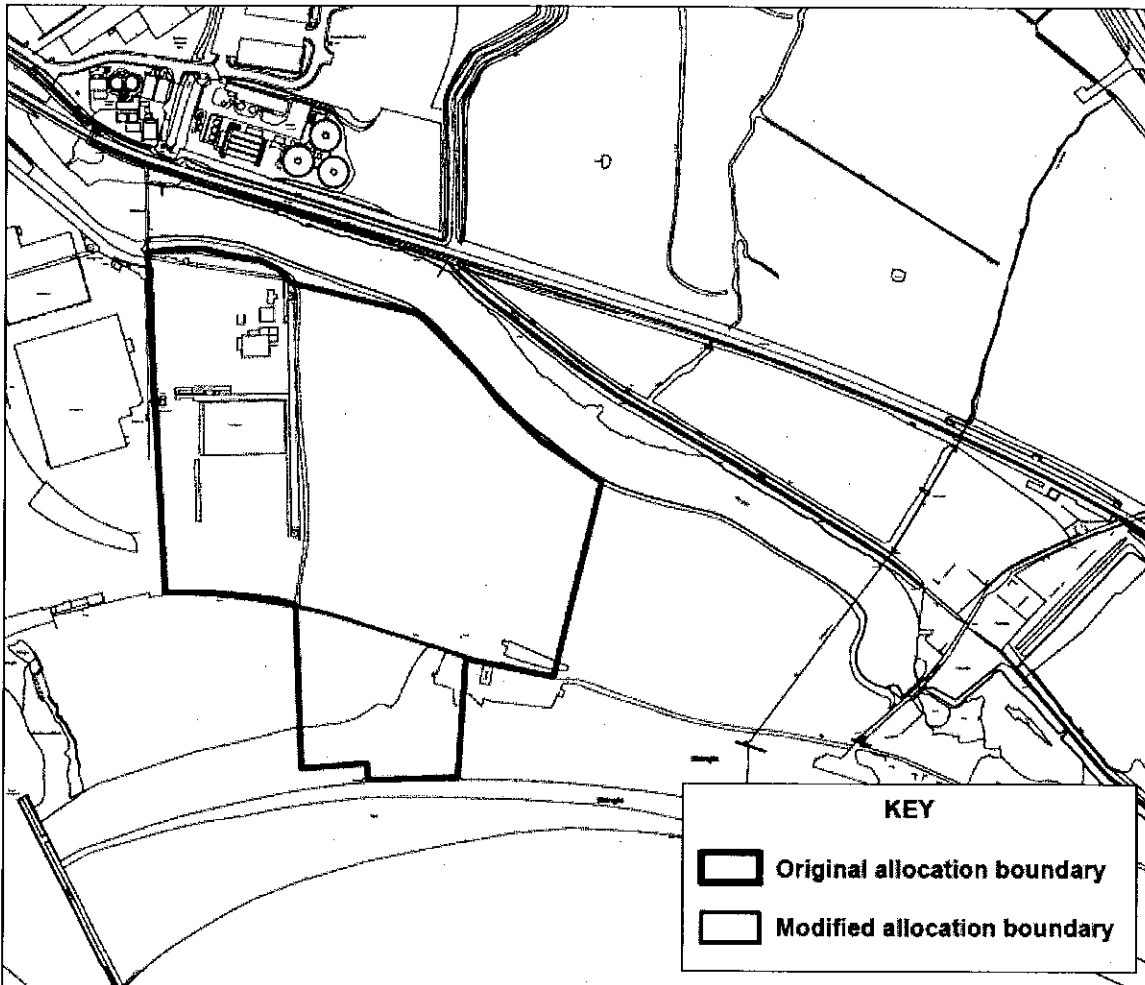
The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer



MM19	-	Following paragraph 3.17, page 59	<p>Policy E1: Land at East Quay, Newhaven Port <i>New paragraph in supporting text to read:</i> <u>The exclusion of the area of the port from the submitted proposed port expansion, i.e. covering the vegetated shingle habitat to the south of the bunded footpath, would ensure the protection of the Seaplane base, which is an important although undesignated, heritage asset.</u></p>
MM20	M24	Policy E1, page 59	<p>Policy E1: Land at East Quay, Newhaven Port <i>Amend policy E1 to read:</i></p> <p>Policy E1: Land at East Quay, Newhaven Port</p> <p>Land at East Quay, as defined on the Policies Map (i.e. excluding the area of vegetated shingle habitat, situated to the south of the bunded footpath, which was included in the submitted Policy E1), is allocated for employment uses associated with Newhaven Port. <u>Employment development which is not associated with port-related activity will be permitted only where it can be demonstrated that such development would not undermine the operational use of the Port. All development proposals should ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised. Development will be permitted subject to compliance with all appropriate development policies and the following criteria:</u></p> <ul style="list-style-type: none"> (a) <u>An ecological impact assessment is undertaken, and appropriate measures identified and implemented accordingly to mitigate potential adverse impacts on biodiversity;</u> (b) <u>A visual and landscape character assessment is undertaken to ensure that the visual impact on the landscape and scenic beauty of the South Downs National Park is minimised;</u> (c) <u>An appropriate assessment and evaluation of archaeological potential is undertaken,</u>
			<ul style="list-style-type: none"> (d) <u>and any necessary mitigation measures implemented; and</u> <u>The provision of a landscaped buffer to the east of the site to create a buffer zone to protect the Nature Reserve immediately to the east of the proposed port expansion.</u>

POLICY E1: Site area as proposed to be modified



Policy E1: Land at East Quay, Newhaven Port (original and modified)

Scale
0 40 80 120 m

Scale: 1:5000 @ A4
X: 545452 Y: 100397



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Seaford Town Council

Report 46/19

Agenda Item No: 7
Committee: Planning & Highways Committee
Date: 23rd May 2019
Title: Car Parks – Proposed Restrictions
By: Geoff Johnson Planning Officer
Purpose of Report: Reporting proposals from ESCC for new restrictions at local car parks

Recommendations

You are recommended:

- 1. To respond to ESCC on the proposals.**
-

1. Information

East Sussex County Council has circulated proposals for regulating certain car parks around the Lewes district. The local car parks covered are at The Buckle (inc HGV), Richmond Road and The Esplanade

It is proposed to reduce the height restriction at The Buckle and Richmond Road from 2.1 to 1.9 metres.

Also, it is proposed to allow motor caravans to park overnight (one night only) at The Buckle HGV and Esplanade car parks

The consultation period expires on 2nd August and the Committee's views are invited

2 Financial Appraisal

There are no financial implications to the Council as a result of this report.

3 Contact Officer

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

Planning Officer





Seaford Town Council

Report 45/19

Agenda Item 8
Committee: Planning & Highways Committee
Date: 18th July 2019
Title: Proposed Road Closure
By: Geoff Johnson Planning Officer
Purpose of Report: To inform the Committee of a proposed road closure the French Market

Recommendation:

You are recommended to respond to Lewes District Council on the proposed closure for the French Market.

1. Information

Applications have been received by Lewes District Council for a road closure for the Italian Market on Friday 13th September 2019

The Market will require the closure of Church Street from Place Lane to South Street and West Street from the junction with Church Street to the rear entrance to the Police Station

The closure will run from 06.00 to 18.00.

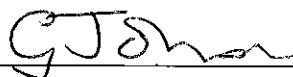
2. Financial Appraisal

There are no financial implications to the Council as a result of this report.

3 Contact Officer

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

Planning Officer





Seaford Town Council

Report 43/19

Agenda Item No: 9
Committee: Planning & Highways Committee
Date: 18th July 2019
Title: Update Report
By: Geoff Johnson Planning Officer
Purpose of Report: To inform the Committee of LDC decisions

Recommendations

You are recommended:

1. To note the contents of the report.
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1. Information

- 1.1 Please see the attached list in Appendix A showing LDC decisions on previous applications put before this Committee, which is for reference only.

The decision notices for these applications can be found on the Lewes Planning Portal - www.lewes.gov.uk/planning/15501.asp.

2. Financial Appraisal

There are no financial implications to the Council as a result of this report.

3. Contact Officer

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

Planning Officer

APPENDIX A

UPDATE REPORT 43/19 for PLANNING AND HIGHWAYS COMMITTEE

THURSDAY 18th JULY 2019. ITEM 9 -DECISIONS MADE BY LEWES D.C SINCE THE LAST COMMITTEE MEETING.

APPROVED BY LDC-NO OBJECTION FROM STC

LW/19/0405 – 21 CROWN HILL – Single storey rear extension

LW/19/0372 – 7 ALBANY ROAD – Single storey side extension

LW/19/0356 – 71 CUCKMERE ROAD - Single storey rear extension

LW/19/0341 – 29 SUTTON PARK ROAD – Change of Use from residential to B1 office

LW/19/0347 – 53 FARM CLOSE – Demolition of existing lean-to and erection of new single storey side extension

LW/19/0323 – BUFF COTTAGE 61 FIRLE ROAD – Retrospective application for demolition of existing garage and erection of two-storey front extension

LW/19/0316 – 1 CHYNGTON GARDENS – Renewal of previous approval for the erection of a single dwelling on land to the north of 1 Chyngton Gardens

LW/19/0307 – 67 TUDOR CLOSE – Proposed front side and rear extensions

LW/19/0304 – 3 KINGSMEAD CLOSE – Demolish existing garage and replace with single storey annexe and loft conversion to main dwelling

LW/19/0138 – 59 CHYNGTON GARDENS – Repositioned garden/boundary walls and partial garage conversion with roof lantern and part-rendered elevations

REFUSED BY LDC – OBJECTION FROM STC

LW/19/0343 – 3 SHERWOOD ROAD – Conversion of single dwelling to three flats

Reasons for refusal – Overdevelopment for the site and detrimental to character of the area and the street scene

OTHER APPLICATIONS

SDNP/19/0921/FUL – MILL DROVE TIDEMILLS - Proposed footbridge to replace rail pedestrian crossing

A strong objection was raised to this application when it was considered at the 4th April meeting. The application is to be reported to the SDNPA's Planning Committee on 11th July with a recommendation for approval. The Committee's decision will be reported at the meeting

Geoff Johnson
Planning Officer

10th July 2019