



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 25<sup>th</sup> April 2019** at **7.00 p.m.** which you are summoned to attend

James Corrigan  
Town Clerk  
18<sup>th</sup> April 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 Applications for week commencing 17<sup>th</sup> March 2019

Seaford  
LW/19/0216

**32-34 Church Street**  
Planning Application – Proposed conversion of existing store building to  
Provide additional seating including glazed lantern to roof and  
Replacement of cladding for Mr Karaloucas

**Seaford**                                      **14 Mercread Road**  
LW/19/0218                                      Planning Application – Single storey rear extension for Mr F Foster

Planning Applications Week commencing 24th March 2019

**Seaford**                                      **7 Hartfield Road**  
LW/19/0223                                      Planning Application – Single storey rear extension for Mr and Mrs K Burge

**Seaford**                                      **15 Homefield Road**  
LW/19/0239                                      Planning Application – Loft conversion with two front and three rear Dormers for Colin Gateson

Planning Applications received in week commencing 31<sup>st</sup> March 2019

**Seaford**                                      **Newlands School Eastbourne Road**  
LW/19/0258                                      Reserved Matters Application – Approval of layout, scale, appearance and landscaping for residential development of 183 homes pursuant to outline consent LW/16/0800 for Bellway Homes

**See report at item 5 below**

Planning Applications for week commencing 7th April 2019

**Seaford**                                      **Florence House Southdown Road**  
LW/19/0170                                      Planning Application – Change of use of existing self-contained office building to provide two new twin guest bedrooms with en-suite facilities and provision of new self-contained office building to west of the main house for Mrs Mairin Colleary

**Seaford**                                      **3 East Albany Road**  
LW/19/0282                                      Planning Application – Two storey rear extension for Mr Louis Wilkinson

**Seaford**                                      **60 North Way**  
LW/19/0280                                      Planning Application – Single storey rear extension and new window to N/E elevation for Mr and Mrs Brian Foley

**Seaford**                                      **Questover Eastbourne Road**  
LW/19/0298                                      Planning Application – Hip to gable loft conversion with rear dormer for Mr and Mrs C Staples

## Tree Works Application

### **Seaford**

TW/19/0018/TPO

### **3 Sycamore Close**

Tree Works Application – T2 T3 T4 T5 T7 T8 T9 T10 – 8 Holm Oaks reduce upper crown by up to 4 metres and reduce side branch growth by up to 1.5 metres. T11- One Holm Oak – Reduce upper crown growth by up to 3.5 metres and side branch growth by up to 1.5 metres

Reason: Basal decay to trees and need to make smaller crowns for structural safety for Mrs Calver.

### **5. Newlands School Site – Reserved Matters Application**

To consider report 198/18 of the Planning Officer on the submission and progress of this application

### **6. Update Report**

To consider report 199/18 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 D Argent, L Freeman, N Freeman, J Elton, A Latham, J Lord and P Lower.

**For Information:** Councillors S Adeniji, P Boorman, M Brown, D Burchett, B Burfield, T Goodman, R Hayder, O Honeyman, M Wearmouth, B Webb and C White.



## Seaford Town Council

### Report 198/18

<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways Committee</b>
<b>Date:</b>	<b>25<sup>th</sup> April 2019</b>
<b>Title:</b>	<b>Newlands School - Reserved Matters Application</b>
<b>By:</b>	<b>Geoff Johnson Planning Officer</b>
<b>Purpose of Report:</b>	<b>To inform the Committee of the submission and progress of this application</b>

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#### Recommendations

##### You are recommended:

- 1. To note the report and to authorise the officers to continue discussions with Lewes D.C officers and representatives of Bellway Homes regarding the application as submitted including, in particular, the under-provision of affordable housing in the application and to report back to this committee in due course**
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#### 1. Information

Members will be aware from the Council's recent press release that the application for approval of Reserved Matters for the Newlands School development was submitted to Lewes D.C on 1<sup>st</sup> April 2019.

This application adds details to the outline application approved by Lewes D.C following the special meeting at the Downs Leisure Centre on 6<sup>th</sup> September 2017.

The current application sets out details of the design and 'mix' of the 183 dwellings previously approved together with the layout of the roads and open spaces and other associated matters.

The provision of Affordable Housing in the outline scheme was fixed at 40% in line with the relevant Local Plan policies. In the s.106 Agreement tied to the outline consent this figure was expressed as 'up to 40%' in acknowledgement of the fact that it was open to future developers of the site to reduce the percentage if it could be shown through detailed evidence that the development with this requirement in place would not be financially viable.

The financial viability process is set out in detail in the National Planning Policy Framework and Policy Guidance issued by the Dept of Communities and Local Government in August 2018. Bellway Homes has submitted a financial viability report in line with this guidance. The report concludes that in order to make the development financially viable the affordable housing provision must be reduced to 8% (14 units) from the original 40% (72 units). The

Government makes it clear that the price paid by the developers for the site is not relevant to the viability exercise. In summary the test is based on the Existing Use Value ( i.e in this case use for education) with all other costs such as construction, marketing and professional fees, roads, and provision of green spaces included set against the anticipated income from the sale of each unit. The exercise should also allow for a 15 to 20% profit for the developer.

The report cites a number of reasons for the proposed reduction in the affordable housing i.e the additional costs of converting the existing main school building, the provision of the sports pitch, changing rooms and parking and the extent of the demolition of redundant buildings in the northern part of the site.

The Town Clerk and Planning Officer had a meeting with the District Council's Head of Planning and representatives of Bellway Homes on Thursday 18<sup>th</sup> April when the serious concerns over the reduction in affordable housing provision were discussed.

Bellway's team has taken these views on board and there will be a further meeting early next month.

The timing of the application leaves ample time for further discussions. The elections for the Town and District Councils on 2<sup>nd</sup> May mean that it is highly unlikely that the application can be considered until June or later due to the need to select new Planning Committees, carry out training and briefing on the application. This is accepted by the applicants.

In these circumstances there is no pressing need for members to give their views on the application as submitted. Members are therefore recommended to authorise the officers to continue discussions with LDC officers and the applicants with a view, in particular, to securing improvements in the affordable housing provision for the scheme.

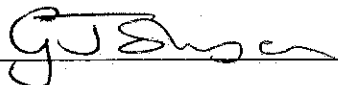
## **2. Financial Appraisal**

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 199/18

**Agenda Item No:** 6  
**Committee:** Planning & Highways Committee  
**Date:** 25<sup>th</sup> April 2019  
**Title:** Update Report  
**By:** Geoff Johnson Planning Officer  
**Purpose of Report:** To inform the Committee of LDC decisions

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### 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 in the LDC Planning Decisions File placed in the Members' Room or via the Lewes Planning Portal [www.lewes.gov.uk/planning/15501.asp](http://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 199/18 for PLANNING AND HIGHWAYS COMMITTEE**

**THURSDAY 25<sup>TH</sup> APRIL 2019. ITEM 6**

**DECISIONS MADE BY LEWES D.C SINCE LAST COMMITTEE MEETING**

**APPROVED BY LDC-NO OBJECTION FROM STC**

**LW/19/0078 – 15 HIGHLANDS ROAD – Summer house at rear (21/02)**

**LW/19/0190 – 39 CLIFF CLOSE – Reduce existing decking and build orangery to rear elevation (04/04)**

**LW/19/0110 - 24 BOWDEN RISE – Two storey side and rear extension and new pitched roof at front (14/03 )**

**APPROVED BY LDC – OBJECTION FROM STC**

None

**REFUSED BY LDC-OBJECTION FROM STC**

None

**REFUSED BY LDC- NO OBJECTION FROM STC**

**LW/19/0035 – 3 SHERWOOD ROAD – Conversion of house into 3 flats (04/04)**

**Grounds of Refusal : Overdevelopment. Detrimental to street scene and character of the area. Substandard accommodation i.e no natural light/ventilation in some bedrooms**

Geoff Johnson  
Planning Officer

18<sup>th</sup> April 2019