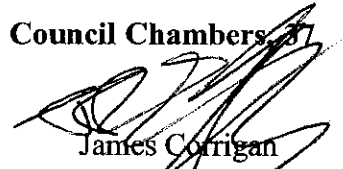




Seaford Town Council

To the Members of the Planning and Highways Committee

A meeting of the Planning and Highways Committee will be held at the Council Chambers, Church Street, Seaford on Thursday 26th October 2017


James Corrigan
Town Clerk
19th October 2017

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 week ending 29th September 2017

Seaford **30 Tudor Close**
LW/17/0776 Planning Application-Extension of garage to side of property for Mr K Allen

Seaford **36 Rookery Way Bishopstone**
LW/17/0801 Planning Application- Demolition of existing conservatory and loggia and erection of single storey rear and side extensions and raised rear decking for Mr and Mrs Harman

Planning Applications week ending 6th October 2017

Seaford **2 Hindover Crescent**
LW/17/0624 Planning Application- Replacement single storey rear extension for Mrs S Hampton

Seaford **2 Beacon Drive**
LW/17/0775 Planning Application- Erection of fence with trellis on top for Mr R Cotter

Seaford **1 Roedean Close**
LW/17/0790 Planning Application- Two storey rear and side extension for Mr & Mrs Bowers

- Seaford** **3 St Margaret's Rise Bishopstone**
LW/17/0813 Planning Application- Entrance porch and bedroom extension for Mr H Strum
- Seaford** **15 Rother Road**
LW/17/0836 Planning Application- Single storey rear extension and loft conversion for Mr M Dolan
- Seaford** **19 Green Walk**
LW/17/0839 Planning Application- Demolition of detached garage, two storey side and rear extension, single storey front extension and internal alterations for Mr & Mrs M Foster
- Seaford** **72 Vale Road**
LW/17/0842 Planning Application- Erection of a four-bed detached dwelling for Leach Projects Ltd

Planning Applications for week ending 13th October 2017

- Seaford** **83 Stafford Road**
LW/17/0833 Planning Application- Removal of existing front porch & erection of new PVCU porch for Mr Mildon
- Seaford** **16 Churchill Road**
LW/17/0847 Planning Application-Demolition of garage and erection of semi-detached split bungalow for Poulter
- Seaford** **Sutton Corner Garage Sheep Pen Lane**
LW/17/0849 Planning Application- Demolition of existing garage workshop, erection of terrace of three x 2 bedroom houses and single storey dwelling for Mr M Ridley

Reconsultation

- Seaford** **11 Blatchington Road**
LW/17/0501 Planning Application- Remove single storey kitchen building, erection of replacement two storey building accommodating three self-contained flats with associated parking, alterations to the fenestration on the west elevation of the main clubhouse building, change of use of the old Wagon Factory building from B1 to Sui Generis

Reason for Reconsultation: Amended Plans- The proposed access is now under the arch from Brooklyn Road. Amendments to proposed building to move first floor away from the boundary with the Brooklyn Road properties

n.b At the meeting on 13th July 2017 it was **resolved** to **support** the application subject to an archaeological survey.
It was also **noted** however that due to there being two distinct schemes with separate accesses, two applications should have been submitted to avoid any confusion

SEAFORD TOWN COUNCIL

PLANNING and HIGHWAYS COMMITTEE MEETING- THURSDAY 26TH OCTOBER 2017

AGENDA ITEM 5: REPORT 76/17

SOUTH DOWNS NATIONAL PARK AUTHORITY- LOCAL PLAN – SUBMISSION DRAFT

REPORT OF PLANNING OFFICER

1.INTRODUCTION

1.1 The Submission Draft of the SDNPA's Local Plan was published for consultation on 26th September.

1.2 The consultation period runs to 21st November. Following that the proposed timetable is for the Plan to be considered by an Inspector at the Examination in Public in the summer of 2018 and for it to be formally adopted before the end of 2018.

2.THE PLAN

2.1 The Plan covers the time period from 2014 to 2033. It is in the form of a written document and accompanying 'policies map' which covers 3 large maps of the whole area and 50 'inset' maps which illustrate in detail which policies relate to particular areas.

2.2 A copy of the inset map for Seaford is appended to the report

3.THE PURPOSES OF THE CONSULTATION

3.1 Previous consultations on earlier versions of the Plan were carried out in 2014 and 2015. These were intended to deal with the detailed policies of the Plan. This final consultation on the Submission Draft is more focused on the legal soundness and compliance of the Plan. These will be the areas the Inspector will examine in detail.

3.2 Comments can however be made on any aspect of the Plan.

3.3 One of the main purposes of the Plan is to confirm the allocation of sites in the NP for specific types of development.

3.4 Of the various park-wide allocations for housing development the most notable is the major scheme for the old Shoreham Cement Works at Upper Beeding on the A283 between Shoreham and Steyning.

3.5 There are no allocated sites around the Seaford boundary of the NP. The nearest sites to Seaford are relatively small sites in Alfriston, at Kings Ride and on a former allotments site at the rear of the Willows car park.

4.RELEVANT SITES IN SEAFORD

4.1 The inset map for Seaford show various protected sites to the west and north of the town.

4.2 Tidemills , as open coast within the NP, is protected from inappropriate development by policy SD18 'Open Coast'. The open area to the north is a designated Nature Conservation Area protected under policy SD9. The beach at Tidemills is a designated Marine Conservation Area

4.3 Tidemills also has a protected Local Green Space at Mill Drove. This open space, and the other designated site, the Village Green at Bishopstone Village, are covered by policy SD47. This in turn applies the protection given in the National Planning Policy Framework i.e 'Development proposals should not conflict with the reasons why the Local Green Spaces have been demonstrated to be special to the local community or prejudice its role as a Local Green Space'

4.4 The plan also shows the strip of woodland just to the west of Bishopstone Village, designated as a Nature Conservation Area and four adjacent archaeological sites designated as Scheduled Monuments and protected under policy SD12

4.5 The protected areas at Seaford Head and Cuckmere Haven are shown on the larger scale 'whole area' plan.

5.CONCLUSION

5.1 This is one of the final stages of the local plan process. The main policies have been formulated through the earlier consultation stages and the purpose now is to vet the plan for overall 'soundness' and compliance with the National Planning Policy Framework prior to the Examination In Public next year.

5.2 However it is still open to the Committee to comment on the Submission Draft and resolve to forward any comment to the SDNPA.

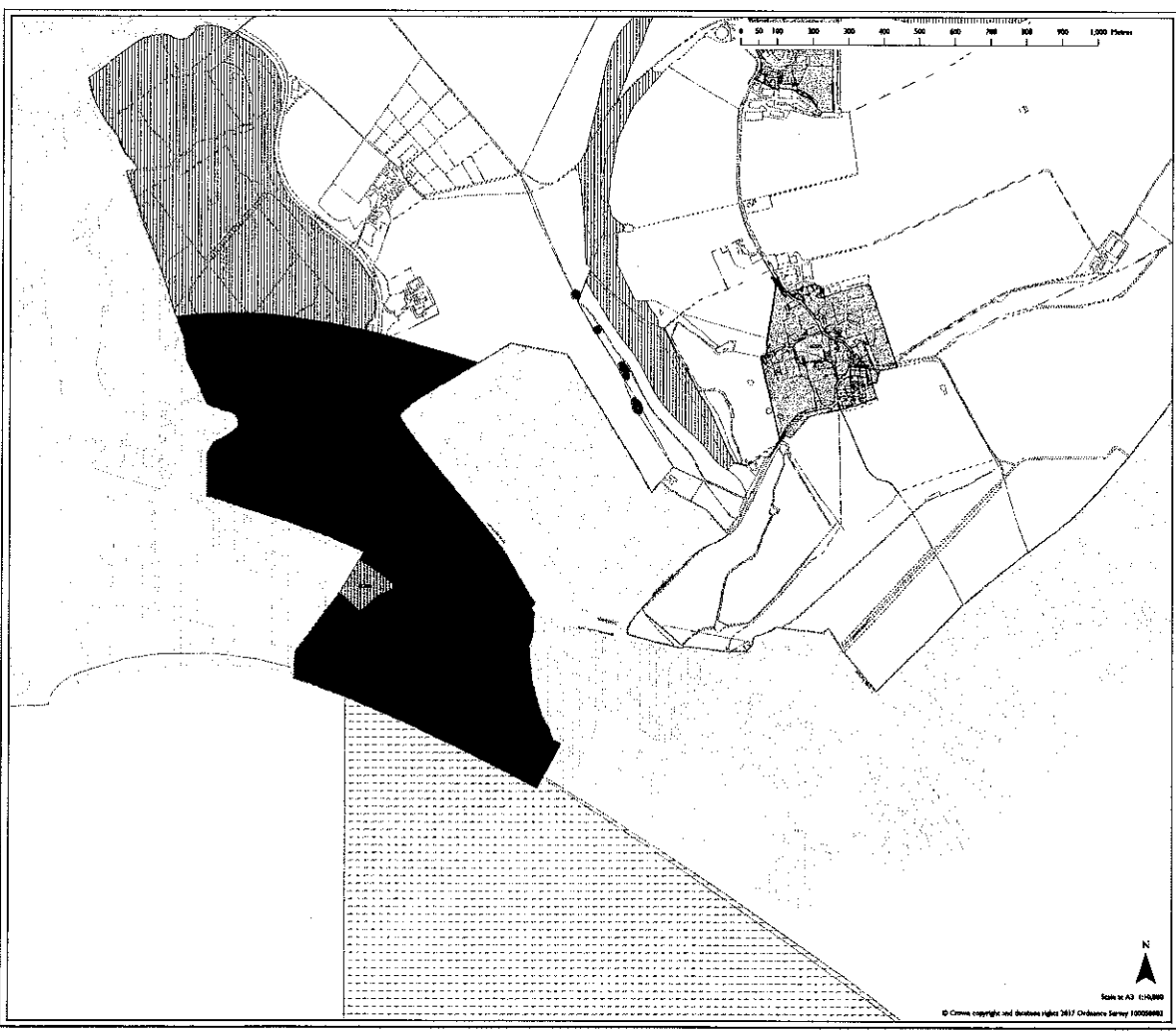
GEOFF JOHNSON

Planning Officer

16th October 2017



South Downs Pre-submission
Local Plan:
Seaford



- Local Grain Space Designation SD17
- Scheduled Monument SD12
- Conservation Area SD15
- International Nature Conservation Designation SD9 (where present)
- National Nature Conservation Designation SD9 (where present)
- Local Nature Conservation Designation SD9 (where present)
- Zone of Undeveloped Coast SD18
- Marine Conservation Zone SD18
- SDNPA Boundary

Map Notes:

SOUTH DOWNS
NATIONAL PARK

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Seaford Town Council

Report 77/17

Agenda Item No: 6
Committee: Planning & Highways Committee
Date: 26thm October 2017
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 in the LDC Planning Decisions File placed in the Members' Room or via 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 77/17 – FOR PLANNING and HIGHWAYS COMMITTEE-26th OCTOBER 2017

DECISIONS MADE BY LEWES D.C SINCE LAST PLANNING & HIGHWAYS COMMITTEE

APPROVED BY LDC- NO OBJECTION FROM STC

LW/17/0694 – Land at The Holt/North Way- Approval of Reserved Matters

LW/17/0569 – Chyngton Farm , Chyngton Lane – Change of Use of agricultural land for stationing of 4 self-contained camping pods and provision of hard-surfaced parking area (24/08)

LW/17/0678- 47 Beacon Drive – Demolition of garage. Replacement with side extension. Erection of 1.8 m side boundary fence (14/09)

LW/17/0705 – 18 Hartfield Road – Demolition of side garage and rear garden room and replace with single storey side/rear extension and other alterations (14/09)

LW/17/0693 – 18 Haven Brow – Erection of first floor side extension (14/09)

REFUSED BY LDC-OBJECTION FROM STC

LW/17/0704 – 23 Saltwood Road – First floor rear extension (14/09) n.b The Committee did not make a decision in this case due to the poor standard of the submitted plans.

APPROVED BY LDC – OBJECTION FROM STC

LW/17/0684 – 1B Blatchington Road – Retrospective application- Change of Use of part to A5 (hot food takeaway) from D1 (non-residential institution) (14/09)

REFUSED BY LDC-NO OBJECTION FROM STC

None

FOR INFORMATION

LW/17/0683 - 4 Newick Close -Retrospective Application – Variation of garden and parking layout re scheme for the erection of 2 dwellings

This application did not appear on the weekly list and there was no consultation with STC as it was originally a permitted development matter with only certain details requiring prior approval. The retrospective application for variation was **REFUSED** by Lewes District Council