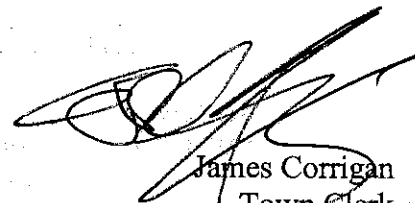




Seaford Town Council

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 3rd August 2017** at **7.00pm**, which you are summoned to attend.


James Corrigan
Town Clerk
27th July 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 for week ending 7th July 2017

Seaford **16-17 Bishopstone Road Bishopstone**
LW/17/0498 Planning Application-Double storey rear extension and summerhouse for Mrs
U Meinhof

Planning Applications for week ending 14th July 2017

Seaford **1 Tudor Close**
LW/17/0451 Planning Application-Replacement of existing conservatory with single storey rear
Extension for Mr G Keith

Seaford **14 Hill Rise**
LW/17/0582 Planning Application-Single storey side/rear extension for Mr H Willetts

Seaford **Sutton Parade Alfriston Road**
LW/17/0585 Variation of Condition-Variation to Condition 2 (plan) attached to approval
LW/14/0795 for Mr T Funnell

SDNPA Planning Application for week ending 18th July 2017

Seaford **Manor Farm House The Street Bishopstone Village**
SDNP/17/
03324/FUL Planning Application-Demolition of existing grain store and replacement with
new grain store, workshop and machinery store for Mr M Attwood

Planning Applications for week ending 21st July 2017

Seaford **7 Marine Crescent**
LW/17/0076 Planning Application-Alterations and extensions to existing property and sub-
division to form two semi-detached dwellings including associated parking and
landscaping for S Naik

Seaford **Units 6 and 7 Cradle Hill Industrial Estate Cradle Hill Road**
LW/17/0565 Planning Application-Change of Use from Class B1 to B8 (storage and
distribution) with ancillary trade counter for Howden Joinery Properties Ltd.

Seaford **33 Westdown Road**
LW/17/0581 Planning Application-Two storey rear extension and new cladding for Mr C
Parker

Seaford **Fitzgerald House Croft Lane**
LW/17/0586 Planning and Listed Building Applications-Replace existing UPVC windows
&/0655 to Block 3 with timber casement windows and associated works, replace
existing UPVC windows to the rear/side elevation with residence 9 UPVC
heritage windows and associated works for Swindells

Seaford **32 Deal Avenue**
LW/17/0606 Planning Application-Single storey side extension for Mr A Chant

Seaford **65 Broad Street North**
LW/17/0607 Planning Application-Conversion of property into two residential units
together with the reformation of the existing rear out building with an
increased width of 200mm for Mrs E Goodman

Tree Works Applications

Seaford **Griffin Lodge Eastbourne Road**
TW/17/0053/
TPO Application to prune back Holm Oak (T1 on plan) to previous pruning
points to allow more light to dwelling for Mrs F Ketley

5. Avondale Hotel Avondale Road (Application LW/17/0544)

To consider the planning issues set out in the report 46/17 and submit a response on the application to Lewes D.C.

6. Proposed Development-East Quay Newhaven Harbour

To consider report 45/17 on proposals to be submitted for development at the East Quay, Newhaven Harbour

7. Road Closures- French Market

To consider report 48/17 on the request for a Road Closure Order to cover the French Market on Friday 15th September 2017

8. Update Report

To note report 46/17 informing the Committee of Lewes District Council decisions on previous planning applications.

Circulation:

Committee: Councillor L Wallraven (Chairman) and Councillor R Honeyman (Vice Chairman).
Councillors D Argent, P Boorman, J Elton, L Freeman, N Freeman, T Goodman, A Latham and P Lower.

For information: Councillors S Adeniji, M Brown, D Burchett, B Burfield, R Hayder, O Honeyman, M McLean, M Wearmouth, B Webb and C White.



Seaford Town Council

Report 47/17

| | |
|---------------------------|---|
| Agenda Item No: | 5 |
| Committee: | Planning & Highways Committee |
| Date: | 3rd August 2017 |
| Title: | Avondale Hotel, Avondale Road (LW/17/0544) |
| Officer: | Geoff Johnson, Planning Officer |
| Purpose of Report: | To inform of the planning issues relating to the application for the change of use of the Avondale Hotel to a House in Multiple Occupation |

Recommendations

You are recommended:

- 1. To consider the planning issues set out in the report and submit a response to Lewes District Council.**
-

1. Introduction

- 1.1** The Council received notification of this application on Thursday 20th July and it has already attracted strong objections. The proposal is for the change of use of the Hotel from C1 to a House in Multiple Occupation comprising 18 units for a maximum of 31 residents. The objections relate mainly to the impact of a more intensive use of the property on other residents in the area.

2. The Planning Issues

- 2.1** The main planning issues are the loss of valuable visitor accommodation to the town and the possible adverse impact in the locality of a new 18-unit HMO.
- 2.2** On the loss of the Hotel, Core Policy 5 (2) of the Joint Core Strategy (2016) sets out a presumption in favour of the retention and improvement of existing visitor accommodation.
- 2.3** The number of visitor rooms in the town is already well below the district average. The Tourist Information Centre already advises that visitors currently struggle to find accommodation in the town and therefore have to take their business elsewhere.
- 2.4** It is a strategic policy of the Town and District Councils to develop the tourism offer in the town. It is also a key purpose of Seaford Impact and the Neighbourhood Plan is seeking potential sites for a hotel as this is seen as a key sustainability issue for the town.
- 2.5** There is no supporting evidence with the application to cover the reasoning behind the closure of the hotel and the efforts made at marketing it. In fact, unusually in a case such as this, there is no supporting evidence whatsoever in the entire submission.

- 2.6** Multiple Occupation represents the lowest grade of residential accommodation. In the past tenants of HMOs have had a reputation for causing noise, disturbance and for anti-social behaviour and owners have often been criticised for providing sub-standard accommodation.
- 2.7** For this reason, a mandatory registration scheme was introduced in 2006 for all HMOs of three storeys or more. The Avondale Hotel would therefore have to be licensed by the District Council and would have to comply with stringent standards on room sizes, fire safety, essential services, communal areas, shared facilities etc
- 2.8** The 18 new units proposed would provide a useful addition to the mix of residential accommodation in Seaford and are in a highly sustainable location, close to town centre shops, bus routes and the railway station
- 2.9** Apart from the issues outlined above however, significant issues arise from the intensity of the proposed use compared to the former hotel use. 18 Units and a maximum of 31 occupants make this a large HMO with the potential to create far higher level of activity and a higher level of general disturbance than the hotel where the level of occupancy would have fluctuated from season to season.
- 2.10** All these issues will have to be taken into account in the Town Council's response to the application

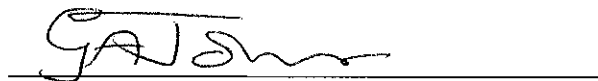
3. Financial Appraisal

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

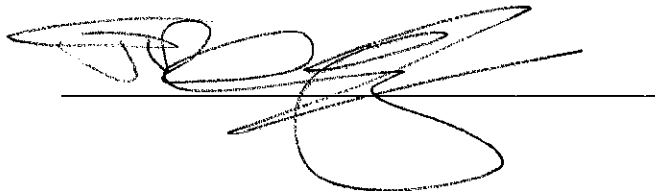
4. Contact Officer

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

Planning Officer



Town Clerk





Seaford Town Council

Report 45/17

| | |
|---------------------------|---|
| Agenda Item No: | 6 |
| Committee: | Planning & Highways Committee |
| Date: | 3rd August 2017 |
| Title: | Proposed Development-East Quay Newhaven |
| Officer: | Geoff Johnson Planning Officer |
| Purpose of Report: | To inform the Committee of proposals for major development at the East Quay Newhaven Harbour |

Recommendations

You are recommended :-

To note the report and to request the East Sussex County Council to include the Town Council as a formal Consultee on the forthcoming application

1. Information and Proposals

Public Exhibitions have recently been held in Newhaven of proposals by the Brett Group for major development on the East Quay at Newhaven Harbour

The proposals are for a new minerals importation wharf at the Pier for the importation of sea dredged sand and gravel and buildings and plant to process the minerals and produce building materials.

Due to the nature of the application it is classed as a 'County Matter' and will be determined by the East Sussex County Council.

The plans displayed at the Public Exhibitions show various phases of the proposed development. The final phase will involve a large processing plant for the manufacture of concrete blocks. It would be constructed on the currently undeveloped land adjacent to the East Pier itself.

The illustrations show that this will have a significant impact on views to Newhaven Harbour and the cliffs beyond from Tidemills, Seaford seafront and from viewpoints in the South Downs National Park.

2. The Application

The Company responsible for the scheme, the Brett Group have already had extensive pre application discussions with the County Council's Planning department. Due to the nature of the works an Environmental Impact Assessment (EIA) will be required to supplement the

planning application. The latest information available is that work is still being done on the EIA and that the application is likely to be submitted within a month or two.

3. Further Action

The initial consultations on the proposals have been concentrated on Newhaven and its residents. Seaford Town Council received no formal notification of the two public exhibitions. However it is clear that the proposals will have a significant impact on the Tidemills area (which is within the National Park) and on Seaford itself. The County Council needs to be made aware of this and to include the Town Council in the formal consultation process on the application

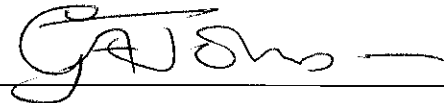
4. Financial Appraisal

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

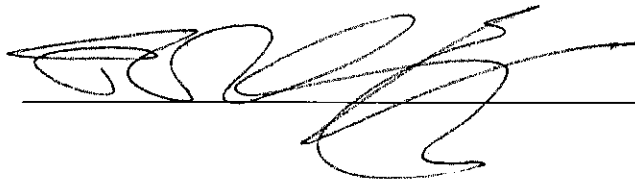
5. Contact Officer

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

Planning Officer



Town Clerk





Seaford Town Council

Report 48/17

Agenda Item No: 7
Committee: Planning & Highways Committee
Date: 3rd August 2017
Title: Road Closure Request for French Market
By: Geoff Johnson, Planning Officer

Purpose of Report: To inform the Committee of a request for road closures to facilitate the French Market.

Recommendations

You are recommended:

- 1. To consider any comments concerning the proposal to be made to Lewes District Council**
-

1. Information

- 1.1** A notice has been submitted requesting that parts of Church Street and West Street be closed on Friday 15th September 2017 to facilitate the French Market.
- 1.2** The roads affected are: Church Street from Place Lane to South Street and West Street from Church Street to Pelham Road.
- 1.3** The closure will be in effect between 6.00am to 7.00pm on that day. A map detailing the area to be closed is attached as appendix A
- 1.4** Lewes District Council has requested the Council pass on any general observations it might have upon the notice and to advise whether or not it considers an Order under Section 21 of the Town Police Clauses Act 1847 be made.

2. Appraisal

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

3. Contact Officer

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

Planning Officer

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Town Clerk

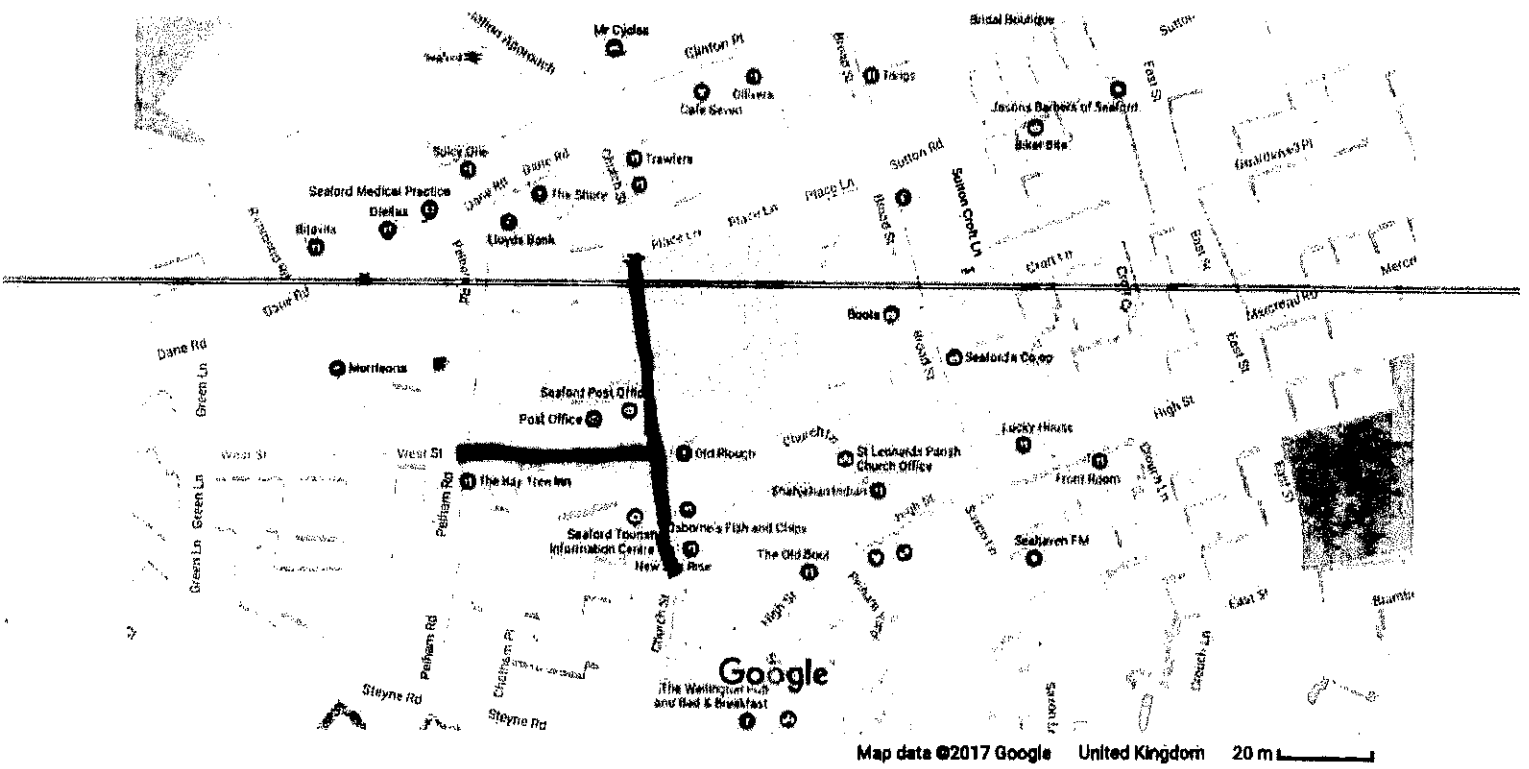
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APPENDIX A

19/07/2017

Google Maps

Google Maps





Seaford Town Council

Report 46/17

Agenda Item No: 8
Committee: Planning & Highways Committee
Date: 3rd August 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.
-

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 47/17 – FOR PLANNING and HIGHWAYS COMMITTEE-3RD AUGUST 2017

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

APPROVED BY LDC- NO OBJECTION FROM STC

LW/17/0321- Rosecroft ,42,Firle Road – Two storey rear extension, rooms in roof with dormers and internal alterations (01/06)

LW/17/0416 – 7, Links Road – Insertion of three roof windows (22/06)

LW/17/0400 – 23A Sutton Road- Change of Use of part of C3 Dwelling to D1 Dental Surgery and enlargement of dormers at side and rear (22/06)

LW/17/0343 – Crowlink, Cuckmere Road – Two storey side and rear extension and creation of front porch (22/06)

LW/17/0377 – 69, Blue Haze Avenue – Ground floor and roof extension including enlargement of existing dormer (01/06)

LW/17/0446 – 1, Richington Way – Single storey rear conservatory (13/07)

REFUSED BY LDC-OBJECTION FROM STC

LW/17/0427 – 15B Heathfield Road – Erection of new 3-bed dwelling in existing curtilage of 15B including part demolition of existing garage (22/06)

APPROVED BY LDC – OBJECTION FROM STC

LW/17/0323 – Beachside, Cricketfield Road -Demolition of existing care home and erection of a terrace of 4 x three-bedroom dwellings (22/06)

REFUSED BY LDC-NO OBJECTION FROM STC

LW/17/0412 – 36 Quarry Lane – Erection of single storey side extension to front of former garage (22/06)

Geoff Johnson-Planning Officer

26th July 2017