




Seaford Town Council

To Members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held at the **Seaford Baptist Church, Belgrave Road, BN25 3EE**, on **Thursday 3rd November 2016 at 7.00pm**, which you are summoned to attend.



James Corrigan
Town Clerk
27th October 2016

1. Apologies for Absence and Declaration of Substitute Members

2. Disclosure of Interests

To deal with any disclosure by Members of any discloseable 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. Outline Planning Application for the development of the former Newlands School site

To note the information set out in the report 76/16 to assist on a response to the Lewes District Council regarding application LW/16/0800 (Pages 4 to 8)

5. Planning Applications

Planning Applications for week ending 7th October 2016

To consider planning applications in respect of Seaford:

Seaford LW/16/0742	15 Chyngton Gardens Planning Application - Two-storey side extension to left elevation, single storey projection to front, single storey extension and porch to front elevation, and weatherboard cladding to first floor for Mr. M. Wilson
Seaford LW/16/0755	4 Firle Drive Planning Application - Conversion of an existing garage into a habitable space, extending the existing dormer with an additional window, and replacing flat roof with tiled hipped roof for Mr M Hannay



Seaford Town Council

Report 76/16

Agenda Item No:	4
Committee:	Planning & Highways Committee.
Date:	3rd November 2016.
Title:	Outline Planning Application for development of 238 dwellings at the former Newlands School site
By:	Geoff Johnson- Planning Officer
Purpose of Report:	To inform the Committee of the main planning issues relating to this outline application

Recommendation

You are recommended:

- 1. To note the information set out in the report to assist on the response to the Lewes District Council regarding application LW/16/0800.**
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INTRODUCTION

This report is intended to assist members in their consideration of the Newlands application. It is largely based on the main issues identified by the applicant's consultant in Section 6 of the Planning Statement – Planning Considerations.

1. THE PRINCIPLE OF DEVELOPMENT

The Newlands School site was included in the District Council's SHELAA published in 2015. This assessment is not a policy document however; its purpose is to provide general data on which the District Council can base various allocations. It does not designate specific sites.

The site was also not included as a 'Strategic Site' in the recently adopted Joint Core Strategy. The allocation for Seaford in the Core Strategy is a minimum of 185 new dwellings up to 2030.

The site is to be treated as a Brownfield Site as, despite the amount of existing green space, it is categorised as 'previously used' for policy purposes and under Para 17 of the National Planning Policy Framework. In principle; therefore, the development would have NPPF support if it complies with the main Sustainability test in Para 14. i.e Permission should be granted unless any adverse impacts from the proposals would outweigh the benefits or other specific policies in the Framework indicate that the development should be restricted.

2. FIVE-YEAR HOUSING SUPPLY

Lewes D.C confirms that it currently has a five-year housing supply in accordance with the DCLG'S requirements. The assessment was disputed at a recent Public Inquiry but unless and until the Council's position is overturned by the Secretary of State in the appeal decision it must be assumed that there is currently no deficit in the supply.

3. DENSITY

The proposed density accords with the Council's Core Strategy

4. MIX

The mix of housing types is a Reserved Matter and the details will therefore be dealt with at a later stage. The figures put forward at this stage are merely indicative

5. AFFORDABLE HOUSING

The development will provide up to 100 affordable housing units with the mix of tenure to be agreed at a later stage and enforced through a S.106 Agreement.

6. DESIGN

Design is also a reserved matter so details will be dealt with at a later stage and the plans currently submitted are merely indicative.

7. OPEN SPACE

Under the applicant's proposals the loss of the existing green space will be mitigated by the significant areas of landscaping at the entrance to the site, other landscaped areas dotted through the site and smaller pockets of Open Space within the scheme including children's public play areas. The value of the land allocated as 'Open Space' will be deducted from the CIL payment

8. SPORTS PROVISION

The applicant states that a few local sports clubs used the sports facilities at the school on a temporary basis and found alternative facilities or merged with other clubs when the school closed in 2014. The Town Council's own information, set out on the attached schedule (Appendix A), indicates that the usage was more than simply 'temporary' and that the closure adversely affected several established local clubs. These clubs either had to scale down their activities or find facilities outside the town. It also resulted in overuse of some existing facilities.

Despite sports clubs making alternative arrangements it does not alter the fact that the permanent loss of these facilities could be seriously detrimental to the development of sport in the town. It is not possible for the town to absorb the loss of the facilities on existing open space such as the Salts Recreation Ground.

It is not possible for developers to direct CIL contributions to specific schemes such as the Salts Development Plan.

Lewes D.C is currently carrying out a survey of the District's sports facilities, a Playing Pitch Strategy, which will show the extent of any under-provision of facilities in the area.

9. HIGHWAYS

The applicant states that the access point to the site will ensure adequate visibility splays and that the ghost island to be provided will allow vehicles to turn into the site without obstructing the flow of traffic on the A259.

Estimated traffic generation and comparisons with the notional traffic generation of the former school are covered in the 'Transport Assessment'.

The applicant relies in the Assessment on TRICS data, i.e surveys of actual traffic generation at comparable sites, buildings and uses elsewhere in the U.K. The applicant admits however that the number of comparable school sites in the TRICS Database is low, the implication being that less weight should be placed on the data. The estimated figures for the former school are based on two schools in Oxfordshire and Co. Durham. The projected figures for the proposed residential development should be more reliable as accurate data comparisons are more readily available.

There is no mention in the assessment of the effect and extent of the use of coaches and minibuses to transport the pupils to and from school. The number of pupils at the school at peak use, on which the data is based, is quoted as 550 of which 100 were day pupils. The implication is that the peak figure, and therefore the traffic generation, would have diminished over the years prior to closure in 2014.

However, it is difficult to offer clear advice on this complex issue without the benefit of the formal views of ESCC Highways on the Transport Assessment. Hopefully these will be available before the 3rd November meeting

As it stands the conclusion of the Assessment is that traffic generation will be reduced during the morning peak hours with a slight increase at afternoon peak hours.

10. HEALTHCARE INFRASTRUCTURE

Since the submission of the application there have been many concerns raised over the ability of local healthcare services to cope with the level of increased demand which this development is likely to create. National Planning Guidance makes it clear that Local Planning Authorities are expected to consult NHS bodies responsible for commissioning healthcare services and facilities on applications which could have a significant impact on the demand for these services. In this case; therefore the District Council would be expected to consult the local Clinical Commissioning Group and take its views into account in the decision making process along with the concerns of residents. Concern over the impact of a proposed development on the provision of healthcare services is not sufficient, in itself, to justify a refusal of consent, but any identified impact could be addressed through CIL funding and/or a planning obligation /condition.

Local GP surgeries have however responded to consultation stating that either the application should be refused or provision made for additional health facilities by the developers.

11. ECOLOGY

The ecological value of the site is assessed as low. The design at detailed stage will incorporate biodiversity landscaping to provide a net gain in biodiversity

12. DRAINAGE

Surface water drainage will be dealt with through use of a Sustainable Drainage System

13. HERITAGE

The Built Heritage Assessment accompanying the application concluded that four existing buildings on the site have some limited heritage significance but that only the main building, which is to be retained, has enough heritage value to warrant retention.

The Assessment also stated that proposed development close to the main building could have an adverse impact on its setting.

The requirement; as regards the protection of Heritage Buildings in the NPPF (Para 135) advises that, in weighing applications that affect heritage assets, a 'balanced judgement' is to be applied when having regard to the scale of any harm or loss and the significance of the ASSET.

The applicant's conclusion in this case is that the requirement for additional residential development in the District outweighs any potential harm that may be caused.

14. ARCHEOLOGY

Some investigations have been carried out. Any further investigations required can be secured by condition.

15. UTILITIES

Following a Utility Report the applicant concludes that the utilities network would support a new development of this size

16. COMMUNITY INFRASTRUCTURE LEVY/S.106

The applicants sets out the list of the District Council's infrastructure provisions in Seaford i.e :-

Bus Service Improvements

Early Years Places

Primary and Secondary School Expansion

Capital Improvements to Healthcare provision (as mentioned in para 10 above)

Green infrastructure including outdoor sports facilities, equipped children's playspace and casual children's playspace.

Capital costs associated with policing facilities.

In theory, CIL payments could be allocated to any of these provisions.

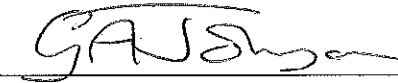
2. Financial Appraisal

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

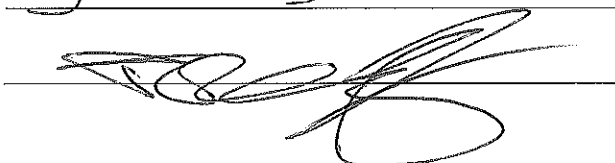
3. Contact Officer

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

Planning Officer



Town Clerk



APPENDIX A

Club	Sport	Age range	Saturday useage	Sunday Useage September to May	Mid week	Holiday Camps	Dates
Premier mini Soccer	Football	5 to 14	Training 9am-12 noon All year 150 players		5-6pm Elite 30 Players (March to October)	10 to 3pm 5 a year 200 players	2009-2014
Premier United FC	Football	7 to 14		Matches (including opposition teams) 120 players			2009-2014
Seaford Wasps	Football	5 to 12	Training 9 to 12 pm All year 60 players	Matches 50 players			2008-2014
Seahaven Girls	Football	10-13	28 players	Matches 14 players			2012-2014
Denton Cricket Club	Cricket	12 -16	26 players Pm May – September				2006-2014
Newhaven Cricket Club	Cricket	Adults	40 players May to September				2006-2014



Seaford Town Council

Report 78/16

Agenda Item No:	6
Committee:	Planning & Highways
Date:	3rd November 2016
Title:	Road Closure Request for Seaford Christmas Magic
By:	Geoff Johnson, Planning Officer
Wards Affected:	Central & South Wards
Purpose of Report:	To inform the Committee of a request to close parts of Broad Street, Saxon Lane, Crouch Lane, High Street, Place Lane, Sutton Road, Croft Lane, Church Street and West Street to facilitate the Seaford Christmas Magic event.

Recommendations

You are recommended:

- 1. To approve the report.**
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1. Information

- 1.1** A notice has been submitted by Mrs Emily Piper on behalf of Seaford Town Council and Seaford Chamber of Commerce requesting an overnight road closure to facilitate the Seaford Christmas Magic event. The roads to be closed are as follows: Broad Street from the junction with Sutton Park Avenue to the junction with High Street; Place Lane from the junction with Church Street to the junction with East Street; Sutton Croft Lane; Croft Lane; High Street; Saxon Lane; Church Street; West Street (access only for parking and police station) from junction with Pelham Road to junction with Church Street; South Street from junction with Church Street to junction with High Street, Seaford.
- 1.2** The closure will be in effect between 17.00 on Friday 2nd December 2016 until midnight on Saturday 3rd December 2016. A map detailing the area to be closed is attached in Appendix A.
- 1.3** Plans for the closure have been discussed with Sergeant Stuart Mullins of Seaford Police and the local traders.
- 1.4** The road closure will not affect a bus route.
- 1.5** The Seaford Christmas Magic Event is an annual event. This year it commences at 10.00 until 18.00 on Saturday 3rd December 2016.

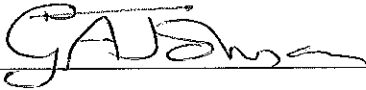
2. Financial Appraisal

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.

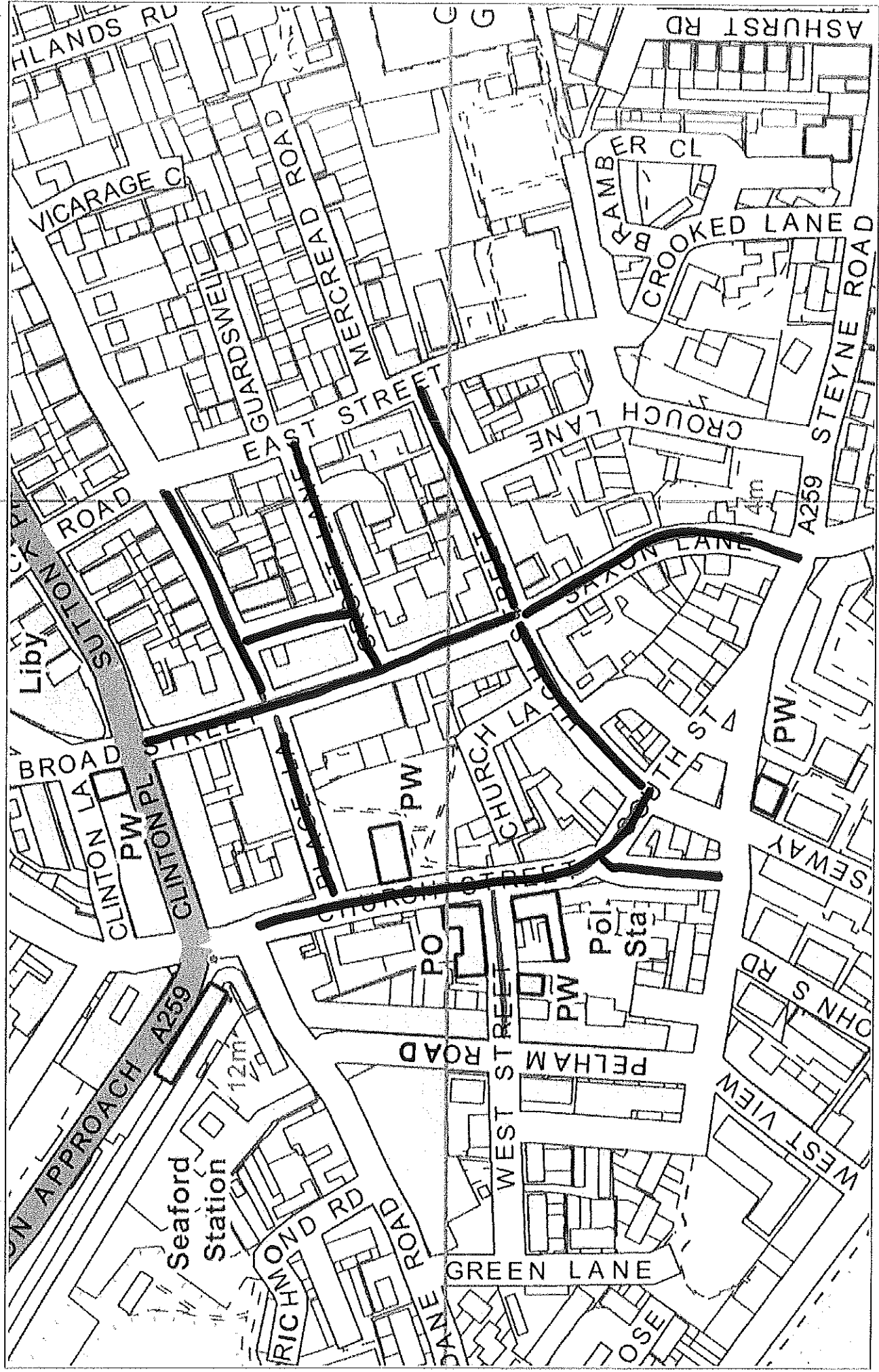
Planning Officer



Town Clerk



APPENDIX A





Seaford Town Council

Report 77/16

Agenda Item No: 7
Committee: Planning & Highways Committee
Date: 3rd November 2016
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



Town Clerk



Seaford Planning Applications

APPENDIX A

Reference	Address	Description	Registered W/E	STC Meeting Date	STC Decision	LDC Decision
SDNP/14/0542/TCA	1 Monksdown Barn, Silver Lane, Bishopstone Village	2 x Sycamore - Remove newly sprouted branches	16.10.2014	30.10.2014	No Objection	Approved - no preservation order required.
LW/16/0456	4 Freeland Close, Bishopstone	Planning Application - Erection of a single storey rear extension for Mrs D Evans	18.06.2016	30.06.2016	No Objection - subject to receipt of comments and recommendations from the County Archaeologist	Approved
LW/16/0647 & LW/16/0648	Martello Tower Esplanade	Planning & Listed Building Consent Applications - Proposed access bridge & entrance gates and installation of an internal lift for Seaford Museum & Heritage Society.	05/08/2016	01/09/2016	No Objection	Approved
LW/16/0610	24A Sutton Avenue	Planning Application - Change of use of beauty room, spa bathroom and staff room areas from Class C2 (sheltered housing scheme), to Class A1 (shops), to allow for areas to be used as commercial hair and beauty premises for Sussex Housing and Care.	12/08/2016	01/09/2016	No Objection	Approved
LW/16/0670	32 Broad Street	Planning Application - Conversion of existing first floor office space and first floor extension to form two separate units of accommodation for Redgold Limited.	12/08/2016	01/09/2016	Objection- on grounds of exasperating parking problems, loss of commercial property, out of keeping and overdevelopment.	Approved
LW/16/0665	21 Hamsey Lane	Listed Building Consent Application - Internal alterations for Mr & Mrs McKay.	19/08/2016	01/09/2016	No Objection	Approved
LW/16/0690	11 Cradle Hill Road	Planning Application - Convert existing garage to form new bedroom and single storey side extension for Mr & Mrs M Patton.	19/08/2016	01/09/2016	No Objection	Approved
LW/16/0712	50 Chichester Road	Erection of rear single storey extension with conversion of garages	26/08/2016	22/09/2016	No Objection	Approved
TW/16/0096/TPO	1 Barn Close	1 x Acer Pseudoplatanus/Sycamore (T9 of the order) - Crown reduction - Remove all secondary growth.	02/09/2016	22/09/2016	No objection	Approved