




Seaford Town Council

To members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held **via Zoom*** on **Thursday 21st January 2021** commencing at **7.00 pm** which you are summoned to attend.


Adam Chugg
Town Clerk
14th January 2020

***see overleaf for important information to join virtual meeting and accessing password**

PLEASE NOTE THAT THIS MEETING WILL BE VIDEO RECORDED

Agenda

1. Apologies for Absence and Declaration of Substitute Members

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

To deal with any questions, or brief representations, from members of the public in accordance with relevant legislation and Seaford Town Council Policy.

In accordance with Town Council policy, members of the public wishing to speak on individual planning applications may do so immediately before each planning application.

4. Planning Applications

Planning Applications received in week commencing Monday 4th January 2020

LW/20/0857 – 44 Sherwood Road – Hip to gable loft conversion with rear dormer and two front rooflights for Mr R Blow.

LW/20/0864 – 37 Fitzgerald Avenue – Conversion of garage/basement to studio flat for Hamilton and Vickers.

LW/20/0852 – Bybuckle Court Marine Parade – Change of use of nursing home to six residential flats to include demolition of existing roof structure and addition of second storey accommodation, projecting bay and balconies, demolition of part of the single storey structure and part of the roof to be changed from flat to pitched for Mr Moffett

LW/20/0839 – Seaford Railway Station, Station Approach – Listed Building Consent for the installation of tongue and groove wood panelling in Waiting Room, removal of ticket office poster frames, remove existing waiting room sofas and replace with wooden benches, WC to be remodelled with stud partition walls, new lighting and electric heating in all rooms and repair of wooden window frames for Alistair Nowill.

Planning Applications received in week commencing Monday 11th January 2020

LW/20/0764 – 28-30 Church Street -Single storey rear extension to ground floor shop for Mr E Hussain.

LW/20/0860 - 4 Jubilee Gardens -Erection of two storey side extension for Mr P Macy.

LW/20/0810 - 33 Sherwood Road -Demolition of single garage and erection of outbuilding to form garage space for Mr M Langley.

LW/20/0728 - 43 Seafield Close - Demolition of existing single storey rear extension and erection of new double storey rear extension for Mr D Kristiansen.

Tree Works Application

TW/20/0097/TPO – 21 Westdown Road - 7 x Corsican pines, G002 T1 remove 2 large branches overhanging the road G002 T2 -T7 Lift to 7m to reduce road overhang, which is a danger to the public footpath & pedestrians, and the road & vehicles

5 [Draft Interim Planning Statement on Housing Delivery](#)

To consider report 121/20 of the Planning Officer regarding Lewes District Council's draft interim statement to cover housing delivery issues in the District (pages 4 to 7).

6 [Update Report](#)

To consider report 122/20 of the Planning Officer on recent decisions made by Lewes District Council on applications previously considered by this Committee (page 8).

For further information about items appearing on this Agenda please contact:

Adam Chugg, Town Clerk, 37 Church Street, Seaford, East Sussex, BN25 1HG

Email: adam.chugg@seafordtowncouncil.gov.uk

Telephone: 01323 894 870 (*please note that due to working from home, this phone line is not currently manned, so please leave a voice message and this will be picked up and forwarded to the relevant member of staff to deal with*)

Zoom Meetings

In line with the Coronavirus Act 2020 and subsequent regulations governing local authorities meetings, the Council will be holding this meeting via the online video conference facility, Zoom.

To join the Zoom meeting follow this link:

<https://zoom.us/j/97019456794?pwd=VERjQ2VMWGdJaVkvell3NGdObjJFZz09>

Meeting ID: 970 1945 6794

Password: to ensure online security it is recommended that meeting passwords are not publicised and are given directly to those intending to attend the meeting.

Please therefore email admin@seafordtowncouncil.gov.uk for the password at least 24 hours before the scheduled meeting date.

Telephone number to join by audio only: 0330 088 5830 (you will be prompted to enter the meeting ID and password before joining the meeting)

Zoom Joining Instructions are available to download from

<https://www.seafordtowncouncil.gov.uk/council-meetings/>



Seaford Town Council

Report 121/20

Agenda Item No:	5
Committee:	Planning & Highways
Date:	21st January 2021
Title:	Draft Interim Planning Statement on Housing Delivery
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To inform the Committee of Lewes District Council's draft interim statement to cover housing delivery issues in the District

Recommendations

The Committee is recommended:

- 1. To consider the report contents and agree any comments or actions in response, giving thought to section 5 of the report below.**
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1. INFORMATION

- 1.1** Lewes District Council has published an Interim Statement to cover Housing Delivery issues in the District prior to the publication of a new Local Plan Part 1 (Core Strategy) in 2023.
- 1.2** The Statement was circulated on 17th December 2020 and the deadline for the submission of comments is Friday 29th January 2021.
- 1.3** The main purpose of the Statement is to explain the policies and principles under which applications for housing development will be determined in the District once the Core Strategy 'expires' in May 2021.

2. BACKGROUND

- 2.1** The Core Strategy 2016 set out the long-term vision for the District covering 2010 to 2030 and identified a housing requirement of 6,900 dwellings for that period or 345 dwellings per annum.
- 2.2** Since that requirement was fixed it has been revised by the Government. The new requirement is based on an algorithm allocating housing numbers purely on perceived housing need. It has been the subject of much criticism from MPs of all parties. The criticisms cited the fact that a disproportionate share of new housing would have to be borne by districts in the South-East.
- 2.3** The Government's response to the criticism from MPs came in a statement on 16th December 2020 from Robert Jenrick MP, the Housing Minister. The statement put a greater emphasis, a 35% uplift, on the provision of new housing on brownfield sites in the country's 20 largest towns and cities. It was anticipated and reported widely in the press and media that it would at the same time relieve the pressure on the South-East region to provide its due share of new housing. The burden on the Lewes District at least, has, however been left at the same level as fixed by the original algorithm. For

Lewes DC this means an increase in the requirement from 345 to 782 dwellings per annum. The requirement does not have any regard for the capacity of the area to provide sites for that level of housing provision.

3. LDC's CURRENT POSITION ON HOUSING DELIVERY

- 3.1** When a Core Strategy has been in place for 5 years, national guidance states that if local circumstances relating to housing delivery have changed significantly during that period its policies should be updated. Lewes DC's Core Strategy does need updating but under the current programme the updating process is unlikely to be completed until late 2023.
- 3.2** In the interim period, after May 2021 when the Plan is five years old, it is unlikely that Lewes DC will be able to show the necessary requirement of a rolling five-year supply of housing land. In these circumstances applications for new housing will be governed by national guidance rather than local housing policies.
- 3.3** As mentioned above the housing requirement is assessed by the government purely on the housing need identified for the District without any regard for the capacity of the area to provide sites for that level of housing. Proposals for reform of this method of assessing the housing requirement were put forward in the recent White Paper (considered by the Committee in October) but it will take some time to implement these proposals and for the time being this Standard Method of Assessment imposed in 2018 still applies.
- 3.4** The housing requirement for the Lewes District will increase from the current 345 dwellings to 782 dwellings.
- 3.5** The National Planning Policy Framework (NPPF) applies a presumption in favour of sustainable development in certain circumstances (para 11). This means that where local policies that are most important for determining an application are out-of-date, permission should be granted except where the benefits are 'significantly and demonstrably' outweighed by the adverse impacts or where the NPPF specifically protects areas or assets of particular importance. This is what is known as the 'tilted balance' – the balance is tilted in favour of granting permission.
- 3.6** In Seaford, housing applications should still be governed by the policies and allocations in the Neighbourhood Plan until February 2022 when this Plan is two years old. This rule will only apply however if Lewes DC can show a rolling housing land supply of at least three years in May 2021 when the Core Strategy is five years old.
- 3.7** Currently, with sites coming in and out of the anticipated supply, Lewes DC is not certain that there will be three years supply available at the due date.
- 3.8** So for Seaford, the 'tilted balance' will apply to housing applications as from March 2022 at the latest or possibly as early as May 2021.

4. THE NEED FOR AN INTERIM STATEMENT

- 4.1** The purpose of the interim statement, apart from informing the public of Lewes D.C's position on housing delivery, is to consult on new interim policies to apply to

applications for new housing prior to the adoption of the new Core Strategy hopefully in 2023.

- 4.2** These policies are set out in the appendix to this report. They attempt to ‘flesh out’ and mitigate the basic presumption in favour of sustainable development applied by the NPPF.
- 4.3** Even with these local policies in play it is likely that it will be difficult for the District Council to resist applications for new housing within Seaford unless the overall impact is clearly sufficient to tilt the balance back towards refusal. It is also likely that developers will take the opportunity to test the system with applications for sites adjacent to but outside the established development boundary. Unfortunately this situation is likely to be repeated all over the country as only a minority of local planning authorities have up to date Local Plans in place.
- 4.4** Seaford is in a difficult position with regard to the allocation of new housing sites as its boundaries are constrained by the sea and the neighbouring South Downs National Park.
- 4.5** This means that there will be an emphasis on development of vacant sites within the town and redevelopment of existing residential and brownfield sites. This in turn could threaten the areas of established character designated in the recently adopted NP and other sites on the edge of the town’s built-up area where previous attempts at development have been resisted.

5. COMMENTS AND RECOMMENDATIONS

- 5.1** There is no doubt that with the increased allocation coming into play within months rather than years that the outlook for the District in general and Seaford in particular is bleak.
- 5.2** As the largest town in the Lewes District it is expected to bear its due share of any future housing allocation but the provision of available and appropriate sites is severely constrained.
- 5.3** The town is already having to absorb the 184 new dwellings currently being constructed on the former Newlands School site. Many of the large group of residents who commented on the Newlands applications were concerned at the lack of sufficient infrastructure in the town, highways, healthcare and education, to cope with the increased pressure on local resources from the occupiers of these new dwellings.
- 5.4** The interim policies proposed by LDC in the Interim Statement should be supported but members may also wish, in responding to LDC, to urge the Council to prepare to fight the proposed allocation on behalf of the District’s towns and villages citing the infrastructure concerns in particular.
- 5.5** Also members may also consider that the local MP should be updated and pass on the Town Council’s concerns at the likely serious adverse impact of the increased requirement on the town and its infrastructure.

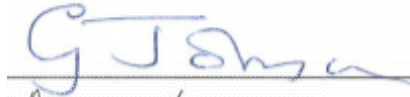
6. Financial Appraisal

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

7. 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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Seaford Town Council

Report 122/20

Agenda Item No: 6
Committee: Planning & Highways
Date: 21st January 2021
Title: Update Report
By: Geoff Johnson, Planning Officer
Purpose of Report: To inform the Committee of Lewes District Council decisions

Recommendations

The Committee is recommended:

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

The Town Council (STC) has been notified of the following decisions made by Lewes District Council:

APPROVALS (No objection from STC)

LW/20/0734 – Morrisons Supermarket Dane Road – New glazed entrance lobby and doors

LW/20/0793 – 15 Crown Hill – Single storey rear extension

REFUSALS - None

2. Financial Appraisal

There are no financial implications to the Town 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