



Seaford Town Council

To members of the Planning & Highways Committee

A meeting of the **Planning & Highways Committee** will be held **via Zoom*** on **Thursday 27th August 2020 commencing at 7.00pm** which you are summoned to attend

Isabelle Mouland
Assistant Town Clerk
20th August 2020

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 Standing Order 3 and Seaford Town Council Policy.

4. Planning Applications

Applications received week commencing 2nd August 2020

LW/20/0508 14 Corsica Close - Addition of a 'cube' open veranda to the rear elevation of the property in the private garden for Mr and Mrs Brooman

LW/20/0394 Cranford Alfriston Road – Erection of front extension for Mr S Dann

LW/20/0464 Malvern House Alfriston Road – Demolition of existing outbuilding and erection of timber prefabricated single storey granny annexe for ancillary use to main dwelling for Mr and Mrs Smoker

LW/20/0388 Homefield Place Homefield Road – Demolition of existing building and redevelopment of the site to provide a new 55-bed care home with associated access road car parking landscaping and amenity space for Barchester Healthcare

Please note that these proposals have been based on the previously approved application (application ref: LW/19/0364) with amendments to meet the operational needs of the new applicant, Barchester Healthcare Ltd. The footprint, number of beds and ridge height (except the feature tower) remain as the previous approved.

- LW/20/0491 53 Alfriston Road – Conversion of existing bungalow into 3 self-contained 2 bed units for Faye Wheatman and Watson**
- LW/20/0487 21 Rother Road – Demolish existing conservatory and build larger single storey extension to an existing property for Mr B Bonham**
- LW/20/0500 9 Hastings Avenue – Single storey rear extension and garage extension for Mr J Privett**
- LW/19/0869 Ground Floor 41-43 High St – Retrospective application to change the door at front of shop for Mr Amery**
- LW/20/0416 28 Hawth Crescent – Single storey front extension for Mr P Gregory**
- LW/20/0502 38 Hawth Park Road -Garage conversion with front and rear extensions for Elizabeth Waller**

Planning Applications received in week commencing 9th August 2020

None

Planning Applications received in week commencing 16th August 2020

- LW/20/0318 13 Fitzgerald Avenue – Conversion of integral garage into a study/storage area by removing garage doors and installing UPVC windows and doors for Jonathan Medlycott**

South Downs National Park Application

- SDNP/20/02124/FUL – Seven Sisters Country Park Exceat – Phase 1 of redevelopment – Additional toilet facilities. Improvements to pedestrian and vehicular access. Minor alterations to Visitor Centre and Dairy Building to provide additional office accommodation. Improvements to the public realm to enhance the farmstead character of Exceat; Foxhole Camping Barn-Extension of facilities block.
1-3 Foxhole Cottages-Erection of extensions and sub-division of cottages to provide one unit of warden accommodation and 3 holiday lets ... for Liz Gent on behalf of the SDNPA**

Tree Works Applications

- TW/20/0062 The Lodge Eastbourne Road – T31 Sycamore and T33 Ash - Fell to ground level and poison the stump to prevent regrowth- T34 – Reduce the crown overhanging the boundary of The Lodge by 2.5m and reduce/rebalance the remaining crown as required for Mr and Mrs Harrison**

5. [Changes to the Current Planning System- Public Consultation](#)

To consider report 41/20 of the Planning Officer regarding a Committee response to the public consultation on the changes to the current planning system (pages 8 to 11).

6. **Proposed Footpath Diversion Order-Tidemills Rail Crossing**

-To consider Report 42/20 of the Planning Officer presenting details of the proposed footpath diversion at Tidemills railway crossing (pages 12 to 13).

7. **Update Report**

To consider Report 43/20 of the Planning Officer on recent decisions made by Lewes District Council on applications previously considered by the Committee (pages 14 to 15).

For further information about items appearing on this Agenda please contact Isabelle Mouland, Assistant Town Clerk, 37 Church Street, Seaford, BN25 1HG. Telephone 01323 894870.

Circulation: Committee members (as below) and all registered email recipients of agendas.

Committee: Councillors L Wallraven (Chair), R Honeyman (Vice Chair), D Argent, L Boorman, J Edson, M Everden, J Lord and J Meek.

For information: Councillors N Adil, M Brown, J Cash, S Dunn, M Hayder, R Hayder, O Honeyman, R Morland, G Rutland, R Reed and B Webb.

***Zoom Meeting:**

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://us02web.zoom.us/j/83387167782?pwd=SFhyc1RQL3BZMjZBR3VNUmsyQIJTdz09>

Meeting ID: 833 8716 7782

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: 0203 481 5240 (you will be prompted to enter the meeting ID and password before joining the meeting)

Taking Part in a Zoom Meeting

Please note that the following instructions are for joining a meeting using a laptop, computer or tablet device. Accessing with a smartphone may differ.

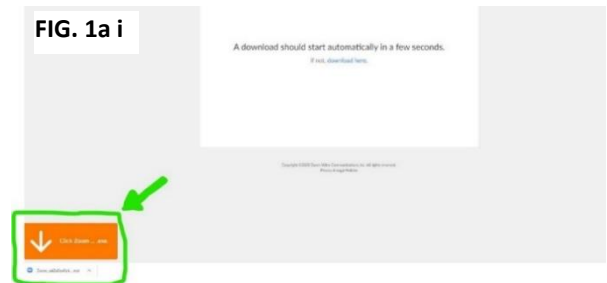
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1 – Joining

Follow the link provided by email/on the agenda.

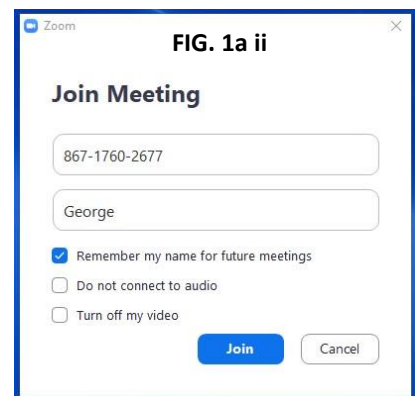
1a – If this your first time, i. you will probably see the screen to the right. Click the Zoom icon at the bottom to open the desktop app.



ii. Then you will be prompted to enter the meeting id and your name (note, this will be visible by all meeting participants). The meeting id can be found on the agenda, Council’s website or circulated email.

- For councillors, please do not choose to not connect your audio or turn off your video with the tick boxes.
- Members of the public will need audio as a minimum and whilst video is preferred, it is optional.

You will then be prompted to enter the meeting password, on the agenda, Council’s website or circulated email. Enter this and click to meeting’ (skip 1b and go to 2).



‘join

1b - If you have already downloaded the Zoom app, you can either:

- i. Follow the link and you should see the screen to the right. Click the button to ‘open Zoom’ (go to 2)

[\(click here to return to Agenda front sheet when viewing electronically\)](#)

- ii. Open the Zoom desktop app and click 'join' (blue arrow) and then enter the meeting details (green arrow) (go to 2)

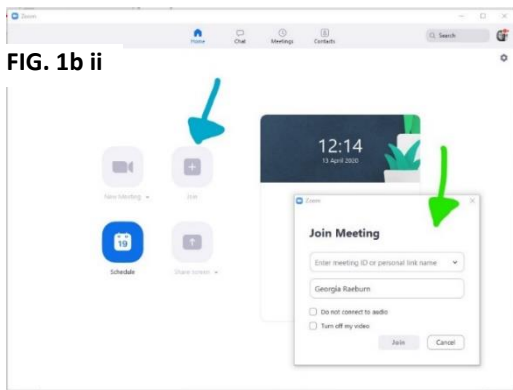


FIG. 1b ii

2 – Once in the desktop app if the meeting has not yet started, you may see this below. If you wait, host of the meeting just needs to start the meeting.

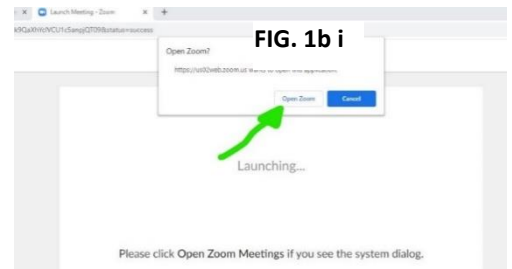


FIG. 1b i

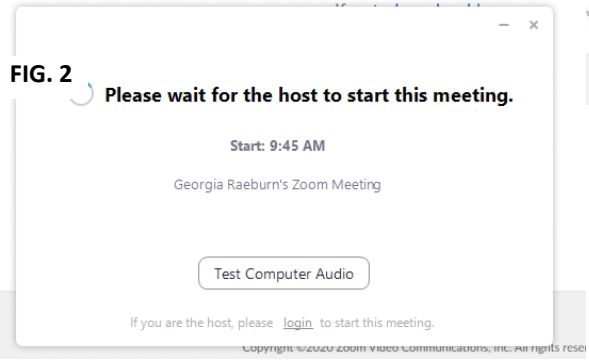


FIG. 2

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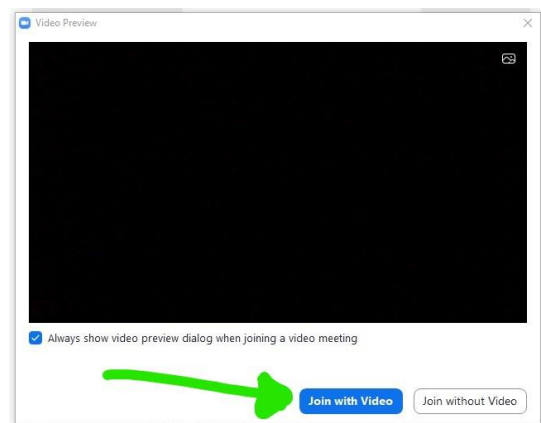
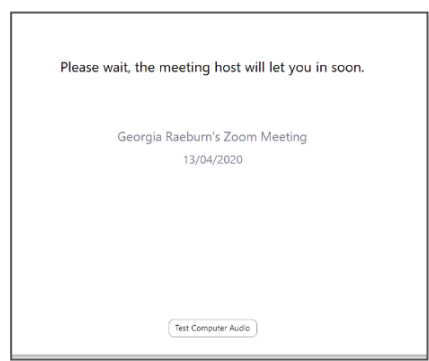


FIG. 3

3 – Once the host starts the meeting, you will see the pop up below in your desktop app. Click the button to 'join with video'.

4 – You will then join 'waiting room' and host will have to approve you entering. Your screen will probably show the below.



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Click

5 – Once admitted entry by the host, you will see the screen below. to 'join with computer audio'.

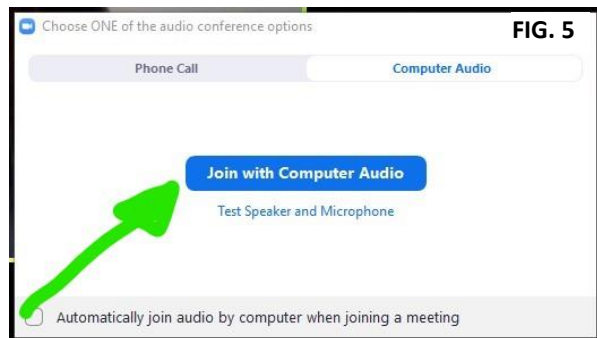


FIG. 5

- 6 – Settings
- 6a - Screen View

Once in, you will see all participants in the meeting so far. More participants may join and the screens will get smaller/move around to accommodate this. If you can just see one big person and the rest are fitted around, you are on 'speaker view' change in the top right hand corner of the screen; try out 'gallery view' and see which you prefer!

6b - Mute / Unmute

Check to see if you are muted (shows on bottom left of screen):

- If it says 'unmute' with a red line this means you are muted and can't be heard
- If it says 'mute' you can be heard

It will be best to remain muted until you want to speak – this prevents too much background noise and will make it easier for everyone to hear the speaker.

6c - Technical Run Through – Chat Function

We will go through the meeting at the start to make sure everyone can hear and see and be heard and seen. If you have any problems with the audio and can't hear/be heard, we can use the 'chat' function to try to resolve this.

Click on 'chat' at the bottom of the screen. Type your issue in the text box and hit 'enter' – your message will go to the host only who will respond to try and help.

7 – Once everyone is up and running, the Chair will conduct the meeting in the usual manner; going through the agenda. The Host (an officer) will monitor the IT/technical side of the meeting.

8 – Participation

Please remember to keep yourself on mute unless you are speaking (save for the Chair and host, who will need to be able to speak freely). It is imperative that all participants are able to clearly hear the speakers without lots of background noise.

8a – Public Participation

- i. The Chair will introduce public participation and invite any members of the public wishing to speak to raise their hands clearly in the video.
- ii. The host will note down those wishing to speak (using the name/id shown by the person's screen).
- iii. The host will inform the Chair in turn who is next to participate.
- iv. Once at the end of the list, the Chair will check if any other members of the public were wishing to speak.
- v. The Chair, or an officer and other councillor if invited to do so, will respond where relevant to the member of public.
- vi. The public statement and any response will be recorded for the minutes in the usual manner.
- vii. If a member of public does not have video feed, when the Chair is asking who would like to participate, the member of public should unmute themselves and state their name and that they wish to speak. They will be noted down in the list by the host and they will be invited to participate at the relevant stage by the Chair.

8b – Councillor Discussion/Participation

To try and prevent councillors from speaking over each other, it is encouraged that councillors keep their video/audio 'muted' until invited to speak by the Chair.

- i. Councillors wishing to speak should raise their hand clearly in the video (as above) and a note will be made of the hands raised. All hands then go down, when prompted.
- ii. The Chair will invite the relevant councillors to speak.

- iii. The councillor speaking first should 'unmute' themselves and make their statement; then 'mute' their video/audio again.
- iv. The Chair will either respond or ask an officer to reply, where necessary.
- v. The Chair will then ask if any other councillors are wishing to respond to the councillor's statement by show of hands. The host will note the hands raised and prompt the Chair as to who to invite to speak.
- vi. Then follow the above steps ii-iv and work through the list of councillors wishing to respond.
- vii. Then return to the list of councillors who had originally wanted to speak and follow the above steps again.
- viii. If councillors do not have video feed, when the Chair is asking which councillors would like to speak or respond to another councillor's statement, the councillor should unmute themselves and state their name. They will be noted down in the list by the host and they will be invited to participate at the relevant stage by the Chair.

This may feel over the top but is trying to ensure that all councillors have a fair chance to partake in discussions. Hopefully when we are all more accustomed to this way of 'meeting', this will all become more second nature.

8c – Voting

The Chair/an officer will clearly read out what it is that is being voted on, in the usual manner.

Votes will either be taken by show of hands, where achievable and it is clear to determine individual's votes. If it is not however or the vote is close, the host will then read through councillor's names asking for their vote, whether 'for', 'against' or 'abstain'. This is to ensure that votes are marked down correctly and remove any error of doubt.

The host will confirm verbally whether or not the resolution was carried.

Please note, this does not mean they are recorded votes and individual votes will not be shown in the minutes; a councillor would still have to specifically request a recorded vote if one was wanted.

9 – Leaving the Meeting

To leave the meeting, you can click on the 'leave meeting' in red text at the bottom right hand of the screen. You will be prompted to confirm you want to leave.

If you leave by accident, please follow the above steps in section 2 to re-join the meeting.

9a – Exclusion of Press & Public

Where an exclusion of press & public is resolved, all members of press and public will need to leave the meeting. They can do this themselves or the host does also have the ability to remove them.

The host will then 'lock' the meeting so no new attendees can join and interrupt the confidential session.

9b – Declaration of Interest

If a councillor has declared an interest in an item on the agenda and it is deemed best that they 'leave the meeting' for that item. They should leave following the meeting in the usual manner but keep their Zoom desktop app open. The host will then 'invite' them to return once the item has concluded.

When invited to return, a pop up will appear that the councillor should then 'accept' and they will re-join the meeting.



Seaford Town Council

Report 41/20

Agenda Item No:	5
Committee:	Planning & Highways
Date:	27th August 2020
Title:	Changes to the Current Planning System – White Paper Consultation
By:	Geoff Johnson, Planning Officer
Purpose of Report:	To consider the Committee’s response to the public consultation on the changes to the current planning system.

Recommendations

The Committee is recommended:

- 1. To agree a response to the public consultation of the changes to the current planning system.**
-

1. INTRODUCTION

- 1.1** As members may already be aware through the national press and media the Government has recently issued two White Papers outlining significant changes to the current planning system and the setting up of a new system specifically for fast tracking the allocation of land and the granting of permission for new housing.
- 1.2** This report deals with the first White Paper ‘Changes to the Current Planning System’. Comments have been requested by the National Association of Local Councils (NALC) on this document by 17th September. The bulkier document ‘Planning for the Future’ has a consultation deadline of 15th October and will be reported to the 17th September meeting.
- 1.3** There is an inevitable overlap between the two documents but the consultations are being carried out separately.
- 1.4** The first document has four main sections. The first section outlines technical changes in the standard method of assessing housing need which is of primary interest only to Strategic Planners.

2. FIRST HOMES

- 2.1** The second section deals with ‘Delivering First Homes’. ‘First Homes’ is a new government initiative, first consulted on in February this year, a successor to Right to Buy and Help to Buy, aimed at boosting home ownership especially for first-time buyers.
- 2.2** The Government describes the scheme as follows:-
- 2.3** What are First Homes? • First Homes are flats and houses built on developments up and down the country. They will be no different from other properties except they will be sold with a discount of at least 30 percent. • They will be sold to local people who want to stay in the community where they live or work but are struggling to purchase a home at market prices. • They will be prioritised for first-time buyers, serving members and

veterans of the Armed Forces, and key workers, such as nurses, police and teachers. • The discount will be passed on to future buyers when First Homes are resold so more people can be helped onto the ladder.

- 2.4** The Government intends to add the provision of First Homes to the general requirement for developers to provide affordable housing. Currently affordable housing only covers housing for rent or under a shared ownership arrangement, typically 50% owned via a mortgage and 50% rented.
- 2.5** Regulations will specify the required percentages in any development for the three classes of affordable housing. A minimum of 25% of all affordable housing provided by developer contributions will be First Homes. Initially this provision will be enforced through s.106 Agreements; subsequently through a new Infrastructure Levy.
- 2.6** First Homes will be exempt from the normal Community Infrastructure Levy (CIL) which is currently payable on each new dwelling. A new Infrastructure Levy is being proposed to replace CIL and s.106 Obligations and this will be also be geared to favour the provision of First Homes and affordable housing generally.
- 2.7** There will be a new policy on Exception Sites. These are small sites outside the Local Plan suitable for 100% affordable housing where there is a pressing local need. The priority for an exception site would be the provision of First Homes but a mix of First Homes and homes for rent could be considered if there is an identified need for that type of accommodation. Some open market properties could also be included in the mix if cross-subsidy was required to achieve viability

3. COMMENTS

- 3.1** The Government is prioritising the promotion of ownership through the First Homes scheme at the expense of the provision of homes for rent /shared ownership. It harks back to the Right to Buy scheme introduced in the early 1970s in the use of a percentage discount off the market value. There are possible drawbacks. Schemes which provide generous discounts or other forms of financial assistance to facilitate ownership rather than the simple provision of a house or flat are open to abuse. Reports confirm that a significant proportion of purchasers under the former Help to Buy scheme could have afforded to buy the property without any assistance. Either they had sufficient savings or were assisted by parents or family members, or both.
- 3.2** How many couples or families on local waiting lists will be able to benefit from the First Homes scheme? Admittedly many families currently renting in the private sector could benefit from the scheme but the overall effect will be a reduction in new housing for rent and shared ownership for people on lower incomes at a time when not nearly enough units are being provided to meet the need.

4. SUPPORTING SMALL and MEDIUM-SIZED DEVELOPERS

- 4.1** The third of the four sections covers measures to support small and medium-sized builders (called SMEs in the White Paper).
- 4.2** SMEs are responsible for the development of a large number of smaller housing sites and apartments but were hit hard by the last recession in 2008/9 and more recently by the Covid-19 restrictions.
- 4.3** The Government proposes initially to assist SMEs by allowing them to defer CIL payments or other payments required under s.106 Agreements. This would ease any cashflow problems while ensuring the important infrastructure payments were still secured.

- 4.4** Developer contributions for small sites are also being revised. Most Local Plans require affordable housing to be provided or financial contributions paid in lieu on developments of 10 dwellings or over. 10 dwellings or more is also the level at which an application is classed as a 'major application'.
- 4.5** Under the new proposals, sites providing less than 40 (or perhaps 50) dwellings will be exempt from affordable housing provision and contributions initially for a period of 18 months. The Government's reasoning is :-
- 4.6** To stimulate economic recovery with a particular focus on SMEs, the threshold for affordable housing contributions could be raised. This would reduce the burden of developer contributions, as smaller sites are more likely to be built out by SMEs.
- 4.7** We understand the trade-off between introducing measures to increase the number of developable small sites and the importance of securing section 106 planning obligations to deliver affordable housing including First Homes. For example, for a threshold of up to 40 units we would expect to see a reduction of between 7% and 14% of section 106 affordable housing delivery over a single year, assuming overall housing delivery remained constant. For a threshold of up to 50 units, this would be between 10% and 20%. However, we anticipate that raising the threshold would make more sites viable for SME developers and would increase the pace of their delivery as the need for negotiation would be removed. On balance, the proposed approach would allow more small sites to come forward and help minimise the economic pressure that SMEs are under.
- 4.8** There will be measures introduced to ensure that developers of large sites do not programme development in phases of under 40-50 dwellings in order to benefit from the exemptions.

5. COMMENTS

- 5.1** These proposals are bound to lead to a further reduction in the provision of housing for rent and shared ownership. The intention is to help small and medium sized builders through the current recession but do the proposals strike the right balance between assisting the 'trade' and ensuring the need for affordable housing for local residents is satisfied?
- 5.2** In some areas, such as the South-East, where available land is restricted by population density and AONB/National Park designations, the site threshold of 40-50 dwellings could cover a large percentage of sites coming forward and make the Government's forecast of a 7-20% reduction in affordable housing delivery overly optimistic. It is also a 'non-specific' exemption based on site areas rather than specific need. Many larger developers who are robust enough to withstand the recent downturn could benefit from it.
- 5.3** Most of the country's business community has suffered since the lockdown but has also benefitted from the Government's schemes for financial assistance, furloughing etc.
- 5.4** Families and others requiring housing and on local housing lists would also have suffered in the lockdown. Some renting in the private sector would have benefitted from measures to defer rent payments and restrict evictions but these have now been lifted and indications are that housing need, already acute, will become a major problem moving into the recession.
- 5.5** Even without the smaller sites exemption to assist SMEs there would be a reduction in new affordable housing for rent /shared ownership arising from the need to accommodate the First Homes scheme. In terms of public benefit, the harmful impact of these two measures could therefore outweigh the benefit provided to SMEs.

6. PLANNING PERMISSION IN PRINCIPLE

- 6.1** Permission in Principle was introduced in 2017 as a new, faster way of obtaining planning permission for housing development, which reduced the need for developers to incur significant costs to establish the principle of development for housing. This was done by giving authorities the power to grant Permission in Principle to suitable sites allocated on registers of brownfield land. Subsequently, Permission in Principle by application was introduced in 2018, for minor development (i.e. small sites that support fewer than 10 dwellings).
- 6.2** The Government proposes to extend Permission in Principle to major development. This will enable applications for Permission in Principle to be made for a far wider range of sites, enabling more landowners and developers to use this route to secure permission for housing development. Currently, 84% of planning applications for residential development are for schemes of 10-150 homes, which deliver 46% of new housing development each year.
- 6.3** There will be no changes to the current regulations which specify a 5-week determination period for 'In Principle' applications and a 14-day consultation period.

7. COMMENTS

- 7.1** These changes, for, in effect, a pared down outline application procedure, are closely related to the fast tracking of Local Plans to facilitate the allocation and development of housing sites. This forms the basis of the proposals in the other White Paper-Planning for the Future.
- 7.2** They could have wide ranging significance in that a 5-week determination period and 14- day consultation for a scheme of up to 150 houses would appear to be woefully inadequate for LPAs and Local Councils. Most developers, while not philanthropists, are honest and reasonable but this change could be a particular advantage to the small number of opportunist landowners and developers who feature in every town and district.

8. RECOMMENDATION

Members are requested for their views of the changes outlined above.

9. FINANCIAL APPRAISAL

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

10. CONTACT OFFICER

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

Planning Officer





Seaford Town Council

Report 42/20

Agenda Item No: 6
Committee: Planning & Highways
Date: 27th August 2020
Title: Proposed Footpath Diversion Order at the Tidemills Railway Crossing
By: Geoff Johnson, Planning Officer
Purpose of Report: To present details of the proposed footpath diversion order at Tidemills railway crossing

Recommendations

The Committee is recommended:

1. To consider the report and agree comments to be submitted to Network Rail.

1. INTRODUCTION

- 1.1 Network Rail has notified the Town Council of the proposed revised route of Footpath 30a at Tidemills which will be implemented once the new footbridge replaces the current crossing.
- 1.2 A plan of the existing and proposed route as supplied by Network Rail is attached to this report (Appendix 1).
- 1.3 Network Rail has requested a site meeting to take place next month. Any comments from members will be discussed at that meeting.
- 1.4 The legal requirements for a Footpath Diversion Order before it can be confirmed by the Secretary of State are that it should be 'expedient' and that the new route should not be substantially less convenient to the public using the path. The expediency issue is covered by the fact that pedestrian level crossings are considered by Network Rail as being a danger to the public. It was this factor which led the South Downs National Park Authority to granting consent for the new bridge last year despite many objections to the design and appearance of the bridge and its likely impact on the character of the Tidemills area.
- 1.5 Now that consent has been granted for the new bridge it is anticipated that the main concern of the whole exercise will be to ensure convenient access across the footbridge for wheelchair users.

2. FINANCIAL APPRAISAL

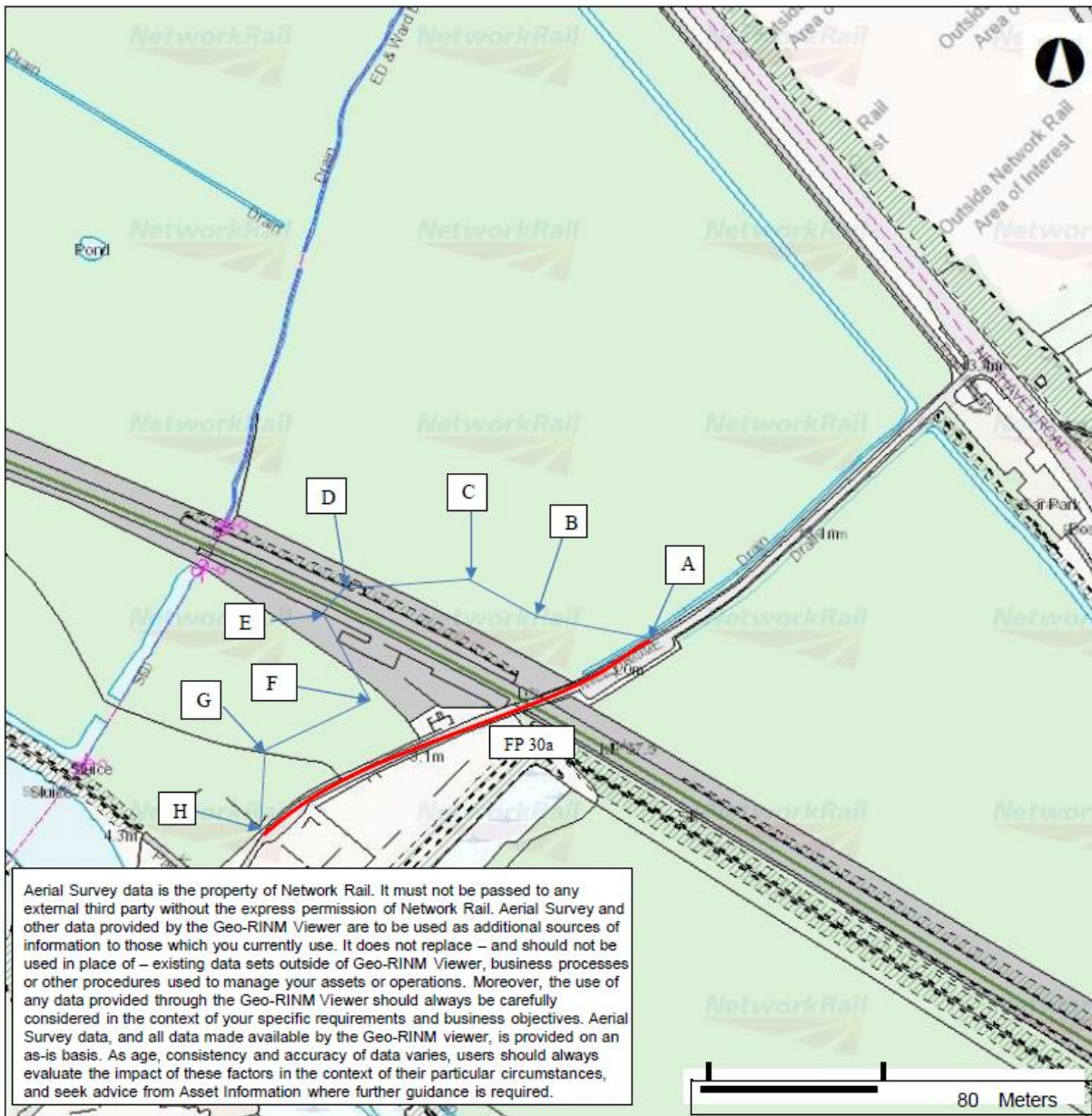
There are no direct financial implications as a result of this report.

3. CONTACT OFFICER

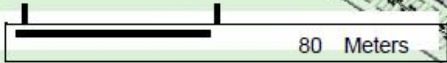
The Contact Officer for this report is Geoff Johnson, Planning Officer.

Planning Officer

Appendix 1



Aerial Survey data is the property of Network Rail. It must not be passed to any external third party without the express permission of Network Rail. Aerial Survey and other data provided by the Geo-RINM Viewer are to be used as additional sources of information to those which you currently use. It does not replace – and should not be used in place of – existing data sets outside of Geo-RINM Viewer, business processes or other procedures used to manage your assets or operations. Moreover, the use of any data provided through the Geo-RINM Viewer should always be carefully considered in the context of your specific requirements and business objectives. Aerial Survey data, and all data made available by the Geo-RINM viewer, is provided on an as-is basis. As age, consistency and accuracy of data varies, users should always evaluate the impact of these factors in the context of their particular circumstances, and seek advice from Asset Information where further guidance is required.




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Scale	1 : 2,500
Plot Date	29/07/20 12:20



Seaford Town Council

Report 43/20

Agenda Item No:	7
Committee:	Planning & Highways
Date:	27th August 2020
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.

1. Information

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

APPROVALS (Objection from STC)

LW/20/0354 & 0355 – ABERDEEN HOUSE 41 STEYNE ROAD – Planning/ LB Consent
- Two new dormer windows to rear-facing elevation and two rooflights to south-facing roof slope of studio office building in garden

APPROVALS (No objection from STC)

LW/20/0357 – 11 SANDRINGHAM CLOSE – Proposed front porch

LW/20/0302 – 6 MARINE CRESCENT – Demolition of rear conservatory and replacement with single storey extension

REFUSALS (No objection from STC)

LW/20/0378 – 11 EAST ALBANY ROAD – Additional garage at front

Reasons for Refusal : Insufficient visibility and danger to pedestrians. Adverse impact on the street scene and character of the area from the removal of the front wall.
n.b STC had given general support but did express some concern over the impact of the removal of the wall.

LEWES DISTRICT COUNCIL'S DECISION ON STREET NAMES FOR THE NEWLANDS DEVELOPMENT:-

Chittenden Avenue
Newlands Place
Trenchard Close
Mabey Drive
Berry Lane
Montgomery Way
Ramsey Crescent

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

A handwritten signature in blue ink, appearing to read 'G Johnson', is written over a horizontal line.