



Seaford Town Council Planning & Highways Agenda – Thursday 16th May 2024

To the Members of the Planning & Highways Committee

Councillors L Wallraven (Chair), L Boorman (Vice Chair), R Buchanan, R Clay, O Honeyman, R Honeyman and J Lord.

A meeting of the **Planning & Highways Committee** will be held at the **Council Chambers, 37 Church Street, Seaford BN25 1HG** on **Thursday 16th May 2024** at **7.00pm**, which you are summoned to attend.

A handwritten signature in black ink, appearing to read 'A M Chugg'.

Adam Chugg

Town Clerk

10th May 2024

- **Public attendance at this meeting will be limited due to the size of the meeting, so public will need to register to guarantee a place**
- **The meeting will be video recorded and uploaded to the Town Council's YouTube channel after the meeting**
- **See the end of the agenda for further details of public access and participation**

AGENDA

1. Apologies for Absence

To consider 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

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 – For Comment

The planning and/or tree works applications for the Committee to consider and comment on as a statutory consultee are as follows:

Lewes District Council Planning Applications received in week commencing Monday 15th April 2024

LW/24/0272 & 0273 – (Planning and Listed Building Consent) – 15-17 High St.

- Conversion of property to single dwelling for Mr P Wong.

LW/24/0239 – Burdyke Lodge, Southdown Road - Change of use of care home C2 to 9no. flats C3 including demolition of side pantry, front detached office and alterations to fenestration for Mr J Fry.

LW/24/0248 – 90 Claremont Road - 2no. studio flats and replacement single-storey extension to comprise 2no. 1 bedroom flats, with provision of refuse storage and 2no. cycle storage units for Mr J Burrill.

Lewes District Council Planning Applications received in week commencing Monday 22nd April 2024

LW/24/0295 – 31 Alfriston Road - Conversion of existing garden cabin into a habitable space for R Benvenisti.

LW/24/0307 - 6, 11, 15 17, 18, 23, 21, 39, 41, 55 And 57 Maple Fields - Amendment to the Principal Agreement by way of Deed of Variation to allow staircasing to 100% and to allow for dwellings that have staircased to 100% to take free from the affordable housing provisions for S Emerson.

EXPLANATORY NOTE: The Principal Agreement in this case is a s.106 Undertaking dated 5th October 2005 imposing affordable housing restrictions on these Maple Fields properties. The provisions enabled the properties to be occupied by nominated applicants on a shared ownership basis i.e. normally with 50% let by a Housing Association on an affordable rent and the remaining 50% owned by the occupier on a mortgage.

Occupiers should have the option of 'staircasing' whereby they can increase their payments to decrease the rented percentage and increase the mortgaged (or 'owned') percentage.

Eventually, when and if they reach 100% ownership they should be entitled to sell the property at market value. In this case, it appears that the standard provisions enabling staircasing and for the property to be sold free of restrictions have been omitted. The application is to amend the Agreement by inserting them.

LW/24/0305 – **Flat 1, 34 Southdown Road** - Convert front window into french doors and add modular ramp for direct access to flat for Ms N Green.

LW/24/0024 - **23 Bishopstone Road, Bishopstone** - Single storey rear extension and conversion of garage into habitable living space for Mr P Littley.

Lewes District Council Planning Applications received in week commencing Monday 29th April 2024

LW/24/0319 - **6 Chyngton Way**- Installation of cladding, addition of 3no. skylights and alterations to fenestration to existing single storey building at the rear for Mr P Arnold.

LW/24/0298 – **13 Hillside Avenue** - Single storey rear extension to replace existing conservatory, hip to gable roof extension with creation of 2no. side dormers, and addition of 3no. rooflights to existing roof for Mr & Mrs Grimes.

Lewes District Council Planning Applications received in week commencing Monday 6th May 2024

LW/24/0271 – **2 Chyngton Avenue** - Roof conversion including addition of 2no. dormers at side elevations, 1no. Juliet balcony at the rear and 1no. rooflight to front for Mr J Darvall.

LW/24/0330 – **17 Pelham Place Pelham Road** - Application under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA - to determine if prior approval is required for change of use from first floor office to a residential flat - Resubmission of approval LW/24/0034 for Mr D Parkinson.

NOTE: As stated in the description this is an application for Prior Approval only. The only grounds on which the LPA can oppose the application and request a full application relate to transport & highways issues, contamination, flood risk, noise from commercial units affecting residents, natural light to all habitable rooms and if the conversion might affect business.

Tree Works Application

TW/24/0045/TPO – **3 Seafeld Close** - T1 Sycamore - Height reduction of approx. 12m and removal of lower branches for Mr S Tedman.

5. Lewes District Council – Designation Under s.62A of the Town and Country Planning Act 1990

To consider report 14/24 on the Government's decision on Wednesday 8th May 2024 to designate Lewes District Council under s.62A of the Town and Country Planning Act 1990 (pages 7 to 9).

6. Update Report

To consider report 13/24 on the Lewes District Council decisions received since the last meeting on applications previously considered by the Committee (pages 10 to 12).

AGENDA NOTES

For further information about items on this Agenda please contact:

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

Email: meetings@seafordtowncouncil.gov.uk

Telephone: 01323 894 870

Circulation:

All Town Councillors, Young Mayor, Deputy Young Mayor and registered email recipients.

Public Access:

Members of the public looking to access this meeting will be able to do so by:

1. Attending the meeting in person.

The Town Council asks that you contact meetings@seafordtowncouncil.gov.uk or 01323 894 870 to register your interest in attending at least 24 hours before the meeting.

Spaces will be assigned on a first come, first served basis.

Please note that if you don't register and just attempt to turn up at the meeting, this could result in you not being able to attend if there is no space.

OR

2. Watching the recording of the meeting on the [Town Council's YouTube channel](#) , which will be uploaded after the meeting has taken place.

Public Access to the Venue:

If you are attending the meeting in person, please arrive for 6.45pm where you will be shown into the meeting for a 7.00pm start.

Please note that the front door of the building will be locked at 7.00pm and remain locked during the meeting for security reasons. As such, if you arrive after this time, you will not be able to access the meeting.

When members of the public are looking to leave, they must be escorted out of the building by a Town Council officer. There is also a signposted back door which can be exited through if required.

Public Participation:

Members of the public looking to participate in the public participation section of the meeting must do so in person, by making a verbal statement during the public participation section of the meeting.

Below are some key points for public participation in the meeting:

1. Your statement should be regarding business on the agenda for that meeting.

2. You will only be able to speak at a certain point of the meeting; the Chair of the meeting will indicate when this is.
3. You do not have to state your name if you don't want to.
4. If you are unsure of when best to speak, either query this with an officer/councillor ahead of the meeting or raise your hand during the public participation item of the meeting and ask the Chair – they will always be happy to advise.
5. When the Chair has indicated that it is the part of the meeting that allows public participation, raise your hand and the Chair will invite you to speak in order.
6. Statements by members of the public are limited to four minutes and you don't automatically have the right to reply. The Chair may have to cut you short if you overrun on time or try to speak out of turn – this is just to ensure the meeting stays on track.
7. Where required, the Town Council will try to provide a response to your statement but if it is unable to do so at the meeting, may respond in writing following the meeting.
8. Members of the public should not speak at other points of the meeting.
9. A summarised version of your statement, but no personal details, will be recorded in the minutes of the meeting.

Public Comments

Members of the public looking to submit comments on any item of business on the agenda can do so in writing ahead of the meeting and this will be circulated to all committee members. Comments can be submitted by email to planning@seafordtowncouncil.gov.uk or by post to the Town Council offices.

Health & Safety Measures:

While Covid restrictions are no longer mandated the Town Council wishes to stay vigilant and mindful of the health and safety of its meeting participants by upholding the requirement that you should not attend the meeting if you are displaying any Covid-19 symptoms (or have tested positive) as identified on the [NHS website](#) or symptoms of any similarly contagious illness.



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| Report No: | 14/24 |
| Agenda Item No: | 5 |
| Committee: | Planning & Highways |
| Date: | 16 th May 2024 |
| Title: | Lewes District Council – Designation Under s.62A of the Town and Country Planning Act 1990 |
| By: | Geoff Johnson, Planning Officer |
| Purpose of Report: | To confirm details surrounding Lewes District Council’s designation under section 62a of the Town and County Planning Act 1990 and the implications of this |

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| Recommendations |
| The Committee is recommended: |
| 1. To note the contents of the report. |

1. Information

- 1.1 On Wednesday 8th May the Department for Levelling Up Housing and Communities (DLUHC) designated Lewes District Council (LDC) under s.62A of the Town and Country Planning Act 1990.
- 1.2 This places Lewes District Council in ‘special measures’ and means that as from that date any major planning application can be processed and determined by the Planning Inspectorate rather than Lewes District Council as local planning authority (LPA). Major applications currently in the determination process are not affected.
- 1.3 ‘Major Application’ is defined as an application where:-
 - a. the number of dwellings (flats or houses) to be provided is 10 or more; or
 - b. the development is carried out on a site having an area of 0.5 hectares or more and the number of dwellings is not known;

- c. the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
 - d. development carried out on a site having an area of 1 hectare or more.
- 1.4 A small number of other LPAs have received similar designations including Bristol and St Albans.

2. Lewes District Council's Statement

- 2.1 LDC has published a statement on its website and social media as follows:

Lewes District Council has been designated in respect of planning applications for major developments - under Section 62A of the Town and Country Planning Act 1990.

The Department of Levelling Up Housing and Communities (DLUHC) sets a threshold of 10% for the number of major developments refused by a council that are later approved at appeal.

Over the period in question – April 2021 to March 2023 – of the 40 major applications determined by the council, there were 13 (32%) successful appeals.

The designation means that applications for major development can either continue to be submitted to Lewes District Council or can now be submitted directly to the Planning Inspectorate. Applications that go direct to the Planning Inspectorate will not get the opportunity for an appeal.

All planning applications other than for major development will continue to be submitted to and determined by Lewes District Council.

The designation is likely to last a year.

We are obviously very disappointed with the designation and concerned that the views of local people need to continue to play a key role in all planning decisions.

We have explained to government officials that council officers are getting on with the new Local Plan without any intervention by DLUHC, there has been no criticism from DLUHC about the level of housing being built in the district every year or with the progress on the Local Plan, we organise a rigorous training programme for planning committee members and other

councillors and continue to support the development of local and neighbourhood plans.

We will continue to improve our service and make planning decisions based on policy and by engaging residents and businesses.

www.lewes-eastbourne.gov.uk/article/2690/Lewes-District-Council-Town-Planning-Designation

3. Implications for the Town Council & Town of Seaford

- 3.1** If the Inspectorate is dealing with the application the relevant deadlines e.g. for the submission of representations, are likely to be enforced more rigorously so it will be vital for the Town Council and other third parties to abide by whatever deadlines are set.
- 3.2** For applications determined by the Inspectorate, third parties will lose the current right to address the Planning Applications Committee (PAC) prior to its determination of those applications. However, it is not certain if or whether the PAC will take any part in the pre-determination process. This is for the LPA to decide and may be clarified later.
- 3.3** Please note that this will not change the way in which the Town Council's Planning & Highways Committee considers any major developments - members of the public/third parties will still be able to comment on, access and participate in Town Council meetings as they currently are.

4. Financial Appraisal

- 4.1** There are no direct financial implications of this report.

5. Contact Officer

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



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| Report No: | 13/24 |
| Agenda Item No: | 6 |
| Committee: | Planning & Highways |
| Date: | 16th May 2024 |
| Title: | Update Report |
| By: | Geoff Johnson, Planning Officer |
| Purpose of Report: | To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee |

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| Recommendations |
| The Committee is recommended: 1.To note the report and the decisions set out in the Schedule. |

1. Information

- 1.1 The attached schedule lists the decisions taken by Lewes District Council since the last Committee meeting on applications previously considered by the Committee.

2. Financial Appraisal

- 2.1 There are no direct financial implications of this report.

3. Contact Officer

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

Report 13/24 Appendix A

Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 25th April 2024

Approvals – No Objections from Seaford Town Council

LW/24/0144 – 17 Headland Avenue - Erection of single storey rear extension, installation of additional rear dormer, replacement of flat garage roof with pitched, provision of driveway with associated hard/soft landscaping, extending two existing dropped kerbs and addition of new front wall/gates.

Note: Seaford Town Council had raised concerns about the design of the garage roof but the Officer did not consider that this had an unacceptable impact on the street scene.

LW/24/0201 – 24 Sutton Road - Change of use from retail (Class E) to residential (Class C3) (No Prior Approval required).

LW/24/0134 - 42 Chyngton Way - Single storey ground floor rear infill extension and alterations to existing rear fenestration.

Approvals - Objection from Seaford Town Council

LW/24/0180 – 3 Regents Close - Installation of rear dormer to create first floor living space, addition of 3no. rooflights on existing roof, extension to existing driveway, alterations to fenestration at all elevations, and alterations to external wall materials.

Reasons for Approval: Following the Town Council's objection the width of the proposed dormer extension was reduced so that it was marginally below the permitted development level of 50m³. This was considered acceptable.

Refusals – Objection from Seaford Town Council

LW/24/0152 – 10 Lullington Close – Erection of detached front garage

Reason for Refusal: In line with Seaford Town Council's objection. Major impact on open character of the area and street scene due to lack of front garages at other properties in the Close.

LW/24/0084 – 72 Katherine Way - Section 73A retrospective application for timber decking and associated landscaping at the existing rear garden

Reason for Refusal: In line with Seaford Town Council's objections. Intrusive development which would interfere with the privacy of properties at the rear

Tree Works Applications Approved - No Seaford Town Council Objections

TW/24/0038/TPO – 11 Chalvington Close - T1 - Sycamore - Crown reduction of approx. 3m, and clearing of dead wood T2 - Sycamore - Crown reduction of approx. 3m, and clearing of dead wood T3 - Sycamore - Crown reduction of approx. 3m, and clearing of dead wood T4 - Sycamore - Crown reduction of approx. 3m, and clearing of dead wood T5 - Ash - Crown reduction of approx. 3m, and clearing of dead wood

TW/24/0033/TPO – 12 Barn Close - T1 - Sycamore - Reduction of up to 4m to secondary growth and ivy rings T2 - Sycamore - Reduction of up to 4m to secondary growth and ivy rings T2 - Sycamore - Reduction of up to 4m to secondary growth and ivy rings T5 - Ash - Fell due to root damage.

Note ; No reference in the decision to the fact that the Ash Tree was situated on neighbouring land not owned by the applicant

APPEAL DECISION

LW/22/0275 – Seaford Head School, Steyne Road - Replacement of existing boundaries with fence to improve safeguarding measures - **APPEAL DISMISSED**

(Decision letter on link below)

[pagestream \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk/pagestream)