



Seaford Town Council Planning & Highways Agenda – Thursday 29th August 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 29th August 2024** at **7.00pm**, which you are summoned to attend.

A handwritten signature in black ink, appearing to read 'A M Chugg', written over a light blue background.

Adam Chugg
Town Clerk

23rd August 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 29th July 2024

[LW/24/0484](#) - **57 Blue Haze Avenue** - Replacement of existing conservatory with a single storey extension at the rear for Mr D Dray.

[LW/24/0491](#) - **26 Kedale Road** - Single storey rear extension to replace existing conservatory for Mr P Trust.

[LW/24/0503](#) - **18 Broad Street** - Change of non-original timber shop front to new aluminium frontage for Ms S Brand.

Lewes District Council Planning Applications received in week commencing Monday 5th August 2024

[LW/24/0493](#) - **8 Jubilee Gardens** - Demolition of an existing detached shed and greenhouse base at the side elevation and replacement with a single-storey detached outbuilding for Mrs A McElvaine.

Lewes District Council Planning Applications received in week commencing Monday 12th August 2024

[LW/24/0519](#) - **3 Beach Close** - Demolition of conservatory and erection of single storey rear extension, first floor rear dormer extension and hip to gable end side extensions for Mr & Mrs P Stevenson.

[LW/24/0523](#) - **Fieldings, 18 Firle Road** - Rebuilding of the front garden wall and relocation of driveway access for D Wood.

Please see attached **report 72/24** providing some relevant background information in relation to this application. (Pages 6 to 9)

[LW/24/0529](#) - **1A Downsvie Road** - Part conversion of garage, replacement front porch with alterations to fenestration and associated hard/soft landscaping for Mr & Mrs B Merrett.

[LW/24/0528](#) - **21 Upper Belgrave Road** - Single storey rear extension for Mr G Jury.

[LW/24/0530](#) - **14 Green Walk** - Replace detached garage with single storey side extension, 2No. first floor dual pitched rear extensions and single storey front porch for Mr & Mrs Huntly.

NOTE: The Committee considered and supported application LW/23/0474 - 14 Green Walk - Erection of detached double garage with first floor office and associated widening of driveway at its meeting 7th September 2023.

Tree Works Applications

[SDNP/24/03370/TCA](#) - **Dog Kennel Barn, Annexe, Manor Yard, Bishopstone Village** - T1 - Sycamore - reduce crown by 1m and thin by 20% - reduce light restriction and T2 - White Beam - reduce crown by 1m and thin by 20% - reduce light restriction for Mr A Bray.

5. Proposed Reforms to the National Planning Policy Framework & other changes to the Planning System – Introduction

To Consider report 67/24 notifying the committee of the proposed reforms to the National Planning Policy Framework and other changes to the planning system. (pages 10 to 11)

6. South Downs Local Plan Early Engagement - Seaford Town Council Response

To Consider report 68/24 presenting to the committee a draft response to the South Downs Local Plan Early Engagement Consultation. (pages 12 to 14)

7. Update Report

To consider report 69/24 on the Lewes District Council decisions received since the last meeting on applications previously considered by the Committee (pages 15 to 17).

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 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.



Report No:	72/24
Agenda Item No:	4
Committee:	Planning & Highways
Date:	29th August 2024
Title:	Planning Application - LW/24/0523, Fieldings, 18 Firle Road
By:	Isabelle Mouland, Assistant Town Clerk
Purpose of Report:	To inform the Committee on the latest in a group of applications (including an appeal) dating back to 2018, principally concerning the erection of a new dwelling at the rear of 'Fieldings' 18 Firle Road.

Recommendations
<p>The Committee is recommended:</p> <ol style="list-style-type: none"> 1. To note the contents of the report and planning background provided relating to the property in question. 2. To consider its response to LW/24/0523.

1. Information

1.1 Application LW/24/0523 is the latest in a group of applications (including an appeal) dating back to 2018 principally concerning the erection of a new dwelling at the rear of 'Fieldings' 18 Firle Road.

1.2 The history is as follows: -

- **LW/18/0146** - Construction of new bungalow to rear of existing property and widening of existing pedestrian gate to provide vehicular access – REFUSED.
- **LW/18/0653** Construction of new bungalow to rear of existing property and widening of existing pedestrian gate to provide vehicular access - REFUSED – DISMISSED ON APPEAL.

- **LW/19/0451** - New dwelling to the rear of the property - APPROVED – DELEGATED DECISION.
- **LW/20/0655** - Realignment of new dwelling – APPROVED.
- **LW/23/0699** - Rebuilding of the front garden wall, relocation of vehicular and pedestrian access points including associated landscaping - REFUSED.
- **LW/24/0523** - Rebuilding of the front garden wall and relocation of driveway access – CURRENT APPLICATION.

2. Background

- 2.1** The Town Council's Committee has consistently opposed the development of a new dwelling to the rear of 'Fieldings' as inappropriate backland development which would be over development of the plot, contrary to policy and have an unacceptable impact on the amenities of neighbouring residents and the character of the East Blatchington Conservation Area (EBCA).
- 2.2** The original stated purpose of the scheme back in 2018 was to provide a more manageable new dwelling for the applicant and then owner of Fieldings (i.e. smaller garden and no stairs) to enable them to avoid moving away from the property. The entire plot has now been sold and it can therefore be reasonably assumed that the original applicant will not now be moving into the new dwelling.
- 2.3** Following the second refusal of the proposed scheme in 2018, an appeal was submitted. In their decision, the Inspector identified the two main issues as the effect of the removal of a length of the flint front boundary wall on the EBCA and the effect of the use of the new access and dwelling on the amenities of neighbouring residents.
- 2.4** The Inspector concluded that the potential harm to the street scene of Firle Road and to the character and appearance of the EBCA of the removal of the length of wall and the use of the new access would outweigh any public benefit from the scheme. They stated that in their view: - **'The removal of part of the flint wall and raised planter and the formation of a new vehicle crossover would reduce the sense of enclosure along this part of Firle Road and have a suburbanising impact on the street scene.'**

- 2.5** The appeal was therefore dismissed.
- 2.6** In response to the appeal decision, a third application was submitted providing a shared access with the host dwelling 'Fieldings' rather than a second and separate access. This partially dealt with the concerns of the Inspector over the length of flint wall to be removed but replaced that issue with the fact that a shared access with the host dwelling would be directly contrary to the Local Plan policy applicable at that time i.e. Saved Policy ST4 of the 2003 Local Plan.
- 2.7** The reasons why shared accesses are normally outlawed in planning is due to; their use depending on the goodwill of the respective residents and, in the terms of ST4 they do not provide 'a safe and convenient access to any new dwelling at the rear'.
- 2.8** Policy ST4 has been replaced by DM 30 in the Lewes Local Plan Part 2 adopted in February 2020. DM 30 is set out in similar terms to ST4. It states in the preliminary commentary that 'Tandem' development - where a house is constructed immediately behind another house and shares the same access - is rarely satisfactory due to the difficulties of access to the house at the rear and the disturbance and loss of privacy suffered by the house at the front.
- 2.9** It is still considered that the shared access arrangement in the previous application LW/19/0653 was directly contrary to former policy ST4 and in the new application, is contrary to policy DM30. However, it is acknowledged that the new dwelling has been approved and constructed and has also to be taken into account.
- 2.10** At its meeting on 21st December 2023, the Planning and Highways Committee submitted a strong objection to LW/23/0699 - Rebuilding of the front garden wall, relocation of vehicular and pedestrian access points including associated landscaping.
- 2.11** LW/23/0699 went to Lewes District Council's Planning Applications Committee on 12th June 2024 where it was refused on the grounds that the proposal, by reason of repositioning the vehicle opening, will reduce the length of continuous flint wall and reduce the screening of 18A backland development to the detriment of the conservation area, contrary to LLP1

Core Policy 11 (Built and Historic Environment and High Quality Design), LLP2 DM25 (Design) and LLP2 DM 33 (Heritage Assets).

- 2.12 It should however be noted that the Planning Applications Committee had been recommended by the Case Officer and Conservation Officer to approve the application.

3. Current Application for Comment

- 3.1 The most recent application, LW/24/0523 is similar to the previous application, LW/23/0699 with the addition of electronically operated sliding timber gates.
- 3.2 The proposal for the installation of sliding gates is intended to screen the possibility of taller vehicle user's views of the roof of the backland property. The proposed timber gates will remain shut unless in use, ensuring screening of the backland property's roof is maintained.
- 3.3 The applicant's agent continues to justify the removal of the section of wall claiming that the whole wall is in a poor condition and should be removed and rebuilt.
- 3.4 The Conservation Officer's comments on the previous application, LW/23/0699 stated *"There is no doubt that the wall possesses some historic interest but equally it has been significantly amended, inappropriately maintained and although of some heritage value, it is not of such value to warrant statutory listing. Therefore in terms of the principle of its demolition to be replaced with a wall that adequately reflects character and appearance is accepted."*
- 3.5 The applicant's agent suggests within this latest application that the applicant intends to appeal the refusal of LW/23/0699 and that the new application LW/24/0523 has been made in case the appeal is dismissed.
- 3.6 The Committee is recommended to consider its response to LW/24/0523, taking into account the Conservation Officer's comments on the flint wall and the addition of the sliding timber gates to screen the backland property.

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 Isabelle Moulard, Assistant Town Clerk.



Report No:	67/24
Agenda Item No:	5
Committee:	Planning & Highways
Date:	29th August 2024
Title:	Proposed reforms to the National Planning Policy Framework and other changes to the planning system - Introduction
By:	Isabelle Mouland, Assistant Town Clerk
Purpose of Report:	To notify of the consultation on the proposed reforms to the National Planning Policy Framework and other changes to the planning system.

Recommendations
<p>The Committee is recommended:</p> <ol style="list-style-type: none"> 1. To note the consultation on the proposed reforms to the National Planning Policy Framework and other changes to the planning system. 2. To discuss and feedback on the consultation survey. 3. To instruct the Assistant Town Clerk to draft Seaford Town Council's response for discussion and review at the Planning and Highways meeting on 19th September 2024.

1. Information

- 1.1** The government has announced plans to overhaul the planning system and increase housebuilding.
- 1.2** These plans include introducing mandatory planning targets to deliver 1.5 million new homes over the next five years, updating the National Planning Policy Framework (NPPF) to bring back mandatory housing targets, ensuring every area has a local plan and building the next generation of new towns.

1.3 Among the proposals in the eight week consultation on the NPPF are:

- a) Restoring mandatory housing targets and updating the method used to calculate them
- b) Not implementing the Infrastructure Levy as introduced in the Levelling-up and Regeneration Act 2023
- c) Introducing the concept of grey belt into green belt considerations
- d) Changing affordable housing and mix policy
- e) Refocusing design policy on good design rather than 'beauty' and no changes to neighbourhood planning.

1.4 Most of the content is of a technical nature and aimed at obtaining responses from local authority planners, consultancies, developers and relevant professional bodies.

1.5 The full online survey can be found here -

<https://consult.communities.gov.uk/planning/planning-reform/>

1.6 The National Association of Local Councils will be submitting its response and this will be shared with town and parish councils for information.

1.7 At this stage, this report is to notify the Committee of this consultation and seek feedback on the consultation survey.

1.8 The Committee is recommended to instruct the Assistant Town Clerk to draft a response for the Committee to discuss, review and finalise at its meeting on 19th September 2024.

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 Isabelle Moulard, Assistant Town Clerk.



Report No:	68/24
Agenda Item No:	6
Committee:	Planning & Highways
Date:	29th August 2024
Title:	South Downs Local Plan Early Engagement - Seaford Town Council Response
By:	Isabelle Moulard, Assistant Town Clerk
Purpose of Report:	To present a draft response to the South Downs Local Plan Early Engagement Consultation

Recommendations
<p>The Committee is recommended:</p> <ol style="list-style-type: none"> 1. To review the draft response. 2. To finalise and instruct the Assistant Town Clerk to submit Seaford Town Council's response to the South Downs Local Plan Early Engagement Consultation.

1. Introduction

- 1.1** At its meeting on 18th July 2024, the Committee was alerted to the South Downs National Park Authority's (SDNPA) early engagement consultation on the South Downs Local Plan.
- 1.2** The Committee instructed the Assistant Town Clerk to draft the Town Council's response and present it at this Planning and Highways Committee Meeting for discussion and finalisation.
- 1.3** It should be noted that this is an additional stage in the local plan process that is intended to cover elements of the new local plan process introduced by the last Government.
- 1.4** Local Planning Authorities (LPAs) currently involved in making or reviewing Local Plans are facing difficulties caused firstly by the passing of the

Levelling Up and Regeneration Act 2023 by the last Government and secondly by the current Government's intention to amend planning policy by changes to the National Planning Policy Framework (NPPF).

- 1.5 The 2023 Act introduces a new 30-month 'streamlined' procedure for the preparation and adoption of Local Plans although the relevant provisions are not in force as yet.
- 1.6 The Government is currently carrying out consultation on its intended amendments to the NPPF. This is the subject of a separate report.
- 1.7 Several LPAs have suspended all work on Local Plans until the procedures and policies are clarified.

2. Consultation Review – Project Documents

- 2.1 There are three project documents that the SDNPA is inviting comments on at this stage: Project Initiation Document (PID); Local Development Scheme (LDS); and Statement of Community Involvement (SCI).
- 2.2 **Project Initiation Document** – this defines the scope and issues for the plan, the resources needed to deliver it and the risks associated with the project.
- 2.3 **Local Development Scheme** – this includes a timetable for the preparation and adoption of the Local Plan.
- 2.4 **Statement of Community Involvement** – this sets out how the SDNPA will consult with all stakeholders, including local communities, business, and public bodies, on planning matters. The SDNPA is proposing changes to the Statement of Community Involvement on how it consults on draft plans, including key principles and introducing the preparation of bespoke 'Community Involvement Plans' for separate planning policy consultations.
- 2.5 On review of these documents, due to them being based on general concepts rather than specific policies and allocations, it is suggested that the Town Council does not make a detailed response at this stage.
- 2.6 As the timetables suggest, consultation on specific policies and site allocations will take place in Spring 2025.
- 2.7 The Committee is recommended to review and finalise the following draft response to all three of the project documents:
 - 2.7.1. The Town Council has reviewed the project documents and has nothing further to add at this stage.

3. Consultation Review – Key Issues survey

- 3.1 There is, at this early engagement stage, a ‘Key Issues’ survey which asks consultees to submit opinions for the Plan to address important issues such as nature recovery and climate change, and the types and level of development needed in the National Park, such as affordable homes.
- 3.2 The Committee is recommended to review the ‘Key Issue’ survey found here: <https://sdnpalocalplanreview.commonplace.is/en-GB/proposals/general-survey/step1> and consider the Town Council’s response.
- 3.3 It is highlighted that the most crucial question as far as Seaford is concerned relates to the preferred locations for new housing.
- 3.4 As the National Park boundary is so closely defined around the edge of Seaford’s built area, it is recommended that the Town Council shows clear opposition to the last of the five options ‘Development on the Edge of the National Park’.
- 3.5 The justification for this was set out in the appeal decision rejecting the development of a large care home on the Florence House site.
- 3.6 The clear development boundary formed by the National Park Boundary to the south of Seaford in the Chyngton Way/South Hill Barn area as well as around Florence House and Southdown Road should be retained.
- 3.7 The same principles should apply to natural boundaries to the east and north of the town’s built area.

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 Isabelle Moulard, Assistant Town Clerk.



Report No:	69/24
Agenda Item No:	7
Committee:	Planning & Highways
Date:	29th August 2024
Title:	Update Report
By:	Isabelle Mouland, Assistant Town Clerk
Purpose of Report:	To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee

Recommendations
<p>The Committee is recommended:</p> <p>1.To note the report and the decisions set out in the Schedule.</p>

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 Isabelle Mouland, Assistant Town Clerk.

Report 69/24 Appendix A

Schedule of Lewes District Councils Decisions received since the Committee's last meeting on 8th August 2024

Approvals – No Objections from Seaford Town Council

LW/24/0380 - 37 Barn Close - Variation of condition 1 (Plans) relating to approval LW/23/0362 and Non-material amendment LW/23/0675 - Enclosure of area below roof canopy to extend living accommodation by building a new cavity wall and front window.

LW/24/0220 - Land On The South Side Of Sutton Drove - Erection of 9 flats with associated landscaping and parking.

LW/24/0417 - 20 Bowden Rise - Part retrospective single storey front extension.

Approvals - Objection from Seaford Town Council

LW/24/0436 - 22 Stirling Avenue - Retrospective ancillary annexe in rear garden.

Reasons for approval: The Local Planning Authority is satisfied the building is ancillary and that there is no realistic prospect of it forming a separate planning unit or being occupied as an independent dwelling. The following condition has been applied – *“The outbuilding hereby permitted shall be used solely for purposes incidental and ancillary to the occupation and enjoyment of the dwelling at 22 Stirling Avenue and not for any trade or business purposes, as a holiday let or as a separate unit of accommodation.”*

Refusals – No Objection from Seaford Town Council

None.

Refusals – Objection from Seaford Town Council

None.

Appeals

LW/24/0084 - 72 Katherine Way – An appeal has been lodged against the refusal to grant planning consent for the Section 73A retrospective application for timber decking and associated landscaping at the existing rear garden.

Seaford Town Council OBJECTED to this application on the grounds that the decking platform is unattractive and intrusive and would, by overlooking the properties in Princess Drive at the rear, lead to loss of privacy and adversely affect the enjoyment of the residents rear gardens contrary to policy DM 25 of the Local Plan

Tree Works Applications

None.

Withdrawn Applications

None.

Road Closure Revisions

Seaford Street Markets 2024 –

The organiser of the fortnightly Seaford Street Markets realised that a few of the dates asked for were incorrect, so a couple of small changes have been made to the order:

In place of the 7th and 21st of September changed to the 14th and 28th

In place of the 7th and 21st of December changed to just the 14th