



Working in Partnership



Planning Applications Committee

Minutes of a meeting of the **Planning Applications Committee** held in the Sutton Hall, Downs Leisure Centre, Sutton Road, Seaford, BN25 4QW, on **Wednesday, 6 September 2017** at 6:00pm

Present:

Councillor S Davy (Chair), G Amy, S Catlin, P Gardiner, V Ient, T Jones, D Neave, T Rowell, J Sheppard, R Turner and L Wallraven

Officers Present:

S Howe, Specialist (Planning)
J Norman, Committee Officer
R Richardson, Specialist (Planning)
J Stone, Lawyer
Tondra Thom, Planning Policy Lead

Also In Attendance:

A Jack, East Sussex County Council
K Kamboh, East Sussex County Council
Councillor R Maskell, Lewes District Council
Councillor J Peterson, Lewes District Council
Councillor A Smith, Lewes District Council

	Minutes	Action
64	Minutes	
	The Minutes of the meeting held on 30 August 2017 were approved as a correct record and signed by the Chair.	
65	Declarations of Interest	
	Councillor Wallraven declared her non-prejudicial interest in Agenda Item 6 (Planning Application LW/16/0800) as she was the Chair of Seaford Town Council's Planning and Highways Committee.	

66 Urgent Items

The Chair had agreed, in accordance with Section 100B(4)(b) of the Local Government Act 1972, that the Supplementary Report to the Planning Applications Committee be considered as a matter of urgency in order that the Committee could take its decisions based on the most recent information which was available (a copy of which is contained in the Minute Book).

Planning Applications OUTSIDE the South Downs National Park**67 LW/16/0800 – Newlands School, Eastbourne Road, Seaford, East Sussex, BN25 4NP**

Geoff Johnson spoke on behalf of Seaford Town Council. Mr Painter and Mr Michaelson-Yeates spoke against the proposal. Jonathan Marshall, Ruth de Mallet Morgan and Andy Meader spoke for the proposal.

Councillor Julian Peterson spoke on behalf of himself and Councillor Tony Nicholson in their capacity as Lewes District Ward Councillors.

Resolved:

67.1 That the Committee resolved to approve planning application LW/16/0800/OUT (for redevelopment of the former Newlands School site for up to 183 residential dwellings, including up to 40% affordable housing, access details, residential conversion of the main Newlands building and demolition of the remaining buildings, proposal also includes provision of a sports pitch and ancillary changing rooms, public open space, a children's play area, associated parking and landscaping), subject to:

A: Clearance from the Secretary of State (via Planning Casework Unit);

B: Satisfactory completion of a Section 106 Agreement to secure:

1. The provision of 40% affordable housing, or up to 40% should exceptional circumstances apply which demonstrate that 40% is not reasonably achievable at the reserved matters stage (any such proposal, including whether exceptional circumstances apply or not, to be determined by the Planning Applications Committee);

2. Off-site highway works to include provision for a S278 Highway agreement to cover the physical works summarised below:

i. New mini-roundabout on Eastbourne Road [A259];

ii. New controlled crossing facility on Eastbourne Road A259 [to be

agreed] to the west of the proposed access road to the site together with associated dropped kerbs/tactile paving;

iii. Upgrading of existing Zebra Crossing on Alfriston Road to a Toucan;

iv. Improvements to Sutton Road westbound bus stop to include DDA compliant kerbing;

v. Improvements to Manor Road Eastbound Bus Stop to include DDA compliant kerbing and extending/improving layby as necessary;

vi. Contribution of £5,000 for carrying out consultations, site notices etc for bus stop clearways at 3 bus stops and for any Traffic Regulation Order that may be required as a result of the development;

vii. Contribution of £37,500 for Real-time Passenger Information Signs at 3 bus stops; and

viii. Together with associated 4 stage Road Safety Audits.

3. To facilitate the provision of sports pitches, ancillary changing rooms and parking in addition to a future maintenance regime; and

4. Financial contribution towards kerbside recycling.

C. Conditions (as set out in report, modified/added to at the discretion of the Director Planning and Regeneration, as appropriate) before permission is issued; and

- 67.2** That the Committee suggested that it would be beneficial for the Applicant (Jaynic Properties Ltd), and Agents, to carry out a public consultation exercise prior to the submission of the reserved matters application, in order to liaise with the Town Council and all interested third parties in the interests of the public and locality more generally.

Non-Planning Application Related Items

68 Date of Next Meeting

Resolved:

- 68.1** That the next meeting of the Planning Applications Committee that is scheduled to be held on Wednesday, 20 September 2017 in the Council Chamber, County Hall, St Annes Crescent, Lewes at 5.00pm, be noted.

The meeting ended at 7:30pm.

S Davy
Chair