

Report to:	Cabinet
Date:	4 February 2021
Title:	Ward issues raised by councillors at Full Council
Report of:	Simon Russell, Head of Democratic Services
Cabinet member:	Councillor Emily O'Brien, Cabinet member for planning and infrastructure
Ward(s):	Seaford Central
Purpose of report:	To respond to ward issue raised by Councillor Gauntlett at meeting of the Full Council on 23 November 2020
Decision type:	Non-key
Officer recommendation(s):	To note and agree the officer action detailed in the report.
Reasons for recommendations:	To ensure that appropriate follow up action is taken.
Contact Officer(s):	Name: Simon Russell Post title: Head of Democratic Services E-mail: simon.russell@lewes-eastbourne.gov.uk Telephone number: (01323) 415021

1 Introduction

1.1 The following ward issue was raised by Councillor Stephen Gauntlett at the meeting of the Full Council on 23 November 2020.

1.2 Talland Parade, High Street, Seaford (Planning Application LW/11/1321 etc)

This development involves partial demolition of existing shops and apartments and building new accommodation at first floor level above a parade of shops.

Scaffolding approximately 4 stories above street level was erected over 5 years ago to facilitate the work. This scaffolding remains in place and dominates the views down the main shopping street and from around the town. The site itself also encroaches onto the pavement on the High Street and the row of shops is boarded up.

Work on site over that time has at best been spasmodic with unexplained long delays and has now ceased yet again!

Despite the very best efforts and diligence of LDC Planning Enforcement together with support from the legal department, the unsightly scaffolding and boarding remains in place together with piles of internal rubble after all these years have passed.

The patience of Seaford residents has long since been exhausted. The site is an eyesore and has a most negative effect on the quality of the town “space” and the experience of shoppers, retailers and residents.

Suggested action by the Council:

In the absence of any positive commitment from the developer to complete the work and restore the roofline views will Lewes District Council:

- 1. Write to the developer in the strongest possible terms expressing the anger and frustration of Seaford residents.**
- 2. Note that LDC Officers are engaging with the developer to understand the current stage they are at with the building works and the likely end date, including when the scaffolding will be taken down.**
- 3. Note that Officers can only work within current legislation and any information supplied by the developer in relation to these points cannot be binding and prosecution for nonadherence is not possible.**
- 4. In the light of this, will Lewes District Council write to the Secretary of State for Housing, Communities and Local Government requesting urgent attention to this area of the Law to enable Planning Enforcement Officers to require developers to carry out work within agreed timescales on behalf of local communities.**

2 Update by Chief Officer (Director of Regeneration and Planning)

- 2.1 Officers have corresponded with the developer outlining the desire for redevelopment/conversion works to be completed as soon as is practicable to do so and more importantly that the scaffolding be taken down at the earliest opportunity. In addition, officers have requested an update from the developer following the Christmas break, a response is expected although not yet received.

A response has been sent to the Secretary of State requesting changes to the current legislation that could enable Councils to take more appropriate action.

3 Financial appraisal

- 3.1 None arising from the report.

4 Legal implications

- 4.1 None arising from the report.

5 Risk management implications

5.1 No requirement to undertake a risk assessment.

6 Equality analysis

6.1 No requirement to undertake an equality analysis.

7 Environmental sustainability implications

7.1 None arising from the report.

8 Appendices

- None

9 Background papers

- None