



Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Tuesday, 4th February 2025

Held at The View, Seaford Head Golf Course, Southdown Road, Seaford, BN25 4JS at 7.00pm.

Present:

Councillors L Wallraven (Chair), L Boorman (Vice-Chair), O Honeyman, R Honeyman, J Lord, J Meek (Substituted for R Buchanan).

Isabelle Moulard, Assistant Town Clerk

Nikki Blight, Administrative Assistant

There were 28 members of the public in attendance

Councillors S Markwell and M Wearmouth attended in the public gallery

P69/02/24 Apologies for Absence

Apologies were received from Councillor R Buchanan.

P70/02/24 Disclosure of Interests

There were no disclosures of interests.

P71/02/24 Public Participation

There was no public participation at this stage in the meeting.

P72/02/24 Lewes District Local Plan Consultation – Introduction

Speaker	Statement
<i>Resident A</i>	<i>Highlighted para 31 of the NPPF, urging the Town Council to consider updating the Seaford Neighbourhood Plan as soon as possible.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident B</i>	<i>Made the following points:</i> <ul style="list-style-type: none"><i>- That the larger proportion of new development is proposed on the coastal strip</i>

	<ul style="list-style-type: none"> - <i>That Seaford is classified as a 'district centre' and would be required to have a minimum density of 50 dwellings per hectare</i> - <i>Urged the Town Council to lobby LDC for the mandatory policy (H1) to be reduced or mitigated</i> - <i>Highlighted a need for the right housing for Seaford and infrastructure is strained</i> - <i>Urged the Town Council to oppose both Chyngton Way and St John's School site allocations</i> - <i>Expressed concerns about the complexity of the consultation itself and how other parish councils are engaging</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident C</i>	<p><i>Made the following points:</i></p> <ul style="list-style-type: none"> - <i>Development must be sustainable, services and transport links already stretched</i> - <i>That major roads that service Seaford are poor</i> - <i>Most of the St John's School site is playing fields and would be ideal for playing field from Newlands</i> - <i>The housing density at the St John's School site is too high and not in keeping with the area</i> - <i>The road access and public transport at the St John's School site is not adequate for housing</i> - <i>The St John's School site is in an Area of Established Character and is</i>

	<i>a suburban site surrounded by detached dwellings</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident D</i>	<p><i>Made the following points:</i></p> <ul style="list-style-type: none"> - <i>Policy H1 must be qualified, if not the Seaford Neighbourhood Plan becomes irrelevant</i> - <i>Only two housing development sites in Seaford (Elm Court and Sutton Leas) had 50 dwelling densities and are packed</i> - <i>50 dwellings mean flats</i> - <i>In 2019 a s106 agreement (saying that a football pitch could not be at Newlands) was signed and £350k paid to LDC to accommodate elsewhere, had five years to find space and only 23 weeks left.</i> - <i>St John's School site study states that it does not identify a surplus or deficiency for Seaford in respect of institutional grounds, but this is on the basis that there is not national standard/benchmark</i> - <i>Evidence of greenspace deficit was identified in Seaford Neighbourhood Plan</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident E</i>	<p><i>Made the following points:</i></p> <ul style="list-style-type: none"> - <i>Urged the Town Council to be the public voice and have courage to represent Seaford</i> - <i>All properties need to be sustainable with green energy sources</i>

	<ul style="list-style-type: none"> - <i>Need the right housing for Seaford and all must benefit Seaford</i> - <i>Once greenfield is lost, it is lost forever</i> - <i>Expressed concerns about sewerage</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident F</i>	<p><i>Made the following points:</i></p> <ul style="list-style-type: none"> - <i>There is a noticeable increase in visitor numbers, including vehicles and public transport</i> - <i>Seaford's tourism is not recognised in the draft Local Plan</i> - <i>Urged the Town Council to put in place a tourism strategy, with a dedicated councillor and committee</i> - <i>Chyngton Way should be withdrawn from the Local Plan</i> - <i>A better understanding of Seaford must be reflected in the Local Plan</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident G</i>	<p><i>Made the following points:</i></p> <ul style="list-style-type: none"> - <i>Expressed concerns with complexity of consultation process, including that it is computer based and how documents are 'live' and are changed during consultation</i> - <i>There are 179 questions in LDC questionnaire which is overwhelming and no question specific to sites</i> - <i>Requested that the Town Council give guidance to answering the questionnaire</i> - <i>Requested that the Town Council employs someone from the Royal Town Planning Institute to give legal advice</i>

Town Council Response	Thanked the resident for their contribution.
<i>Resident H</i>	<i>Circulated maps to the Committee which highlighted items such as footpaths and woodland missed from the plan, expressing concern that the draft Local Plan is substandard and must be changed.</i> <i>Also expressed concern that tourism is not recognised in Seaford.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident I</i>	<i>Expressed concerns for access to GP services as Seaford practices already struggling.</i> <i>Highlighted that an increase in population in this area will intensify need for ambulance services (as a result of overwhelmed GP) and will put strain on ambulance demand and increase in response times.</i> <i>Urged the Town Council to express this concern in response to Draft Local Plan.</i>
Town Council Response	Thanked the resident for their contribution.

The committee considered report 162/24 introducing the Lewes Local Plan consultation.

P72.1 It was **PROPOSED** to **INSTRUCT** the Assistant Town Clerk to arrange an informal meeting for the Planning and Highways Committee and Public to draft the Town Council's response to the Lewes District Local Plan; this **MOTION** was **CARRIED**.

P72.2 It was **RESOLVED** to **NOTE** that it will finalise the Town Council's response at the next Planning & Highways Committee on Thursday 20th February 2025.

(8.06pm – 24 members of the public, and cllrs S Markwell and M Wearmouth exited the meeting)

(Short break – 8.06pm to 8.24pm)

P73/02/24 Planning Applications

Planning Applications received in week commencing Monday 30th December

LW/24/0801 - 11 Park Road - Conversion of existing garage and addition of single storey rear extension to form annexe

It was **RESOLVED** to **SUPPORT** the application.

Planning Applications received in week commencing Monday 6th January

LW/24/0776 - Blocks 3 & 4 The Boundary - Application of a silicone render system to external brickwork on all elevations of flats.

It was **RESOLVED** to **SUPPORT** the application.

LW/24/0780 – Seaford Head Lower School - Stabilisation works to the embankment situated adjacent to the Steyne Road boundary, involving the removal of existing vegetation, benching the existing sloped into 450mm steps, backfilling in 150mm layers with crushed boundary wall and soil to achieve a slope angle of 30-35degrees and installation of an erosion control mat, 150mm topsoil and grass seed.

(8.38pm – the Committee moved to suspend Standing Orders to allow for the applicant to answer questions)

(8.39pm – the Committee moved to reinstate Standing Orders)

It was **RESOLVED** to **SUPPORT** the application; adding concerns about a lack of information to evidence mitigation of wildlife disruption, and also suggest that rather than a topsoil and grass seed finish, the School look to rewild the bank and perhaps involve pupils.

(8.45pm – One member of the public exited the meeting)

LW/25/0002 – Thrift Cottage, Edinburgh Road - Application for a Single storey rear extension and alterations to side window.

It was **RESOLVED** to **SUPPORT** the application.

(8.48pm – One member of the public exited the meeting)

Planning Applications received in week commencing Monday 13th January

LW/24/0800 – 53 Kingsmead - Application for a first floor front extension.

It was **RESOLVED** to **SUPPORT** the application.

LW/25/0019 – 25 Beacon Road - Application for a first floor front extension.

It was **RESOLVED** to **SUPPORT** the application.

Planning Applications received in week commencing Monday 20th January

No applications were received.

Tree Works Applications

TW/24/0128/TPO - Amenity Land, Foster Close - W1 - Group consisting of Ash, Elder & Sycamore - Trimming back to site boundary to reduce potential hazards.

It was **RESOLVED** to **SUPPORT** the application.

P74/02/24 Update Report

The committee considered report 161/24 on the Lewes District Council and South Downs National Park Authority decisions received since the last meeting on applications previously considered by the Committee

It was **RESOLVED** to **NOTE** the report and the decisions set out in the schedule.

The meeting closed at 8.56pm

Councillor L Wallraven

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Chair of Planning & Highways Committee