



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Tuesday, 20 May 2025

Held in the Council Chambers, 37 Church Street, Seaford, BN25 1HG at 7.00pm.

Present:

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

Georgia Raeburn, HR & Governance Manager

There were two members of the public in attendance.

P01/05/25 Apologies for Absence

There were no apologies for absence.

P02/05/25 Disclosure of Interests

Councillor J Lord declared a non-pecuniary interest as a friend of the applicant for LW/25/0261 – Councillor Lord will not take part in the discussion or vote.

P03/05/25 Public Participation

There was no public participation.

P04/05/25 Planning Applications

Planning Applications received in week commencing Monday 24 March 2025 (application amended)

LW/25/0175 – Flat 1, 24 Claremont Road – Section 73A retrospective permission for removing existing window, replacing it with external door at ground floor flat and erection of fencing to front.

It was **RESOLVED** to **OBJECT** to the application on the grounds of the fence being out of character with the area. The Committee expressed concerns about the lack of detail about the fence within the amended design and access statement, whether there are any covenants regarding the boundary height on the property, and what is being gained from such a small increase in height from the wall in front to the fence. The Committee requested that, if Lewes District Council is minded approving the application, a condition is

applied for a hedge to be planted between the wall and fence. Need to look at any covenant on the property concerning the height allowable.

Planning Applications received in week commencing Monday 7 April 2025 (uploaded after last meeting agenda)

LW/25/0217 – Diellas Restaurant, Dane Road – Change of use from restaurant to 2-bedroom visitor accommodation at ground floor.

It was **RESOLVED** to **SUPPORT** the application, subject to a condition requiring that car parking spaces linked to the property are assigned to the visitor accommodation to support the stated aim to create accessible visitor accommodation.

Planning Applications received in week commencing Monday 14 April 2025

LW/25/0117 – 50 Carlton Road – First floor side extension/ground floor infill to covered area.

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

Planning Applications received in week commencing Monday 21 April 2025

LW/25/0145 – 18 The Holt – Detached dwelling.

Speaker	Statement
Resident A	<i>As a neighbour to the property, expressed concerns about the proposal to fill in the gap between two properties with a new building. Explained that this would impact on their garden during the winter months and also block light into their own property through the kitchen, with what is currently a light source for their property proposed to face a brick wall. Explained that their garden is not currently overlooked but would be by the new building. Shared serious concerns about the parking on street being limited due to the number of driveways, how delivery and construction vehicles would access the property and turn round, and the potential hazard to those users of the alleyway including children travelling to school. Expressed that the building would be squeezed into a gap and out of keeping with the rest of the street, including with the lack of garage. Stated that nothing has changed since the last application and the arguments for rejecting this remain. Shared their concerns about encouraging properties to be bought with the purpose of creating a new build in the</i>

	<i>space. Also shared their recent personal challenges and concerns about their own mental health if this application were to be approved</i>
<i>Resident B</i>	<i>As another neighbour to the property, expressed concerns about the issues already experienced with parking at the property. Shared photos with the Committee showing the parking problems on a day-to-day basis, with cars overspilling on to the pavement and close to neighbouring properties. Supported the concerns raised that the application would be out of character for the whole area, reduce the spacing in between properties, overcrowding, light would be lost for neighbouring properties and gardens impacted. Expressed concerns about the use of the alleyway and pavements by children, with cars already causing obstructions on the passageway. Stated that this application would destroy the end of the close</i>
Town Council response	Thanked the residents for their contributions and reminded them to also contact Lewes District Council with their comments, so these can be uploaded to the planning portal and taken into consideration by the District Council when considering the application

It was **RESOLVED** to **OBJECT** to the application on the following grounds:

- Being out of character within the area, due to the openness of the street scene, garages adjoining many properties and spacing between buildings. The street itself adjoining two Areas of Established Character in accordance with the Seaford Town Neighbourhood Plan Policy SEA5 (section 6.17 Firle Road and 6.28 St Peters Road, both of which are characterised as spacious) Policy
- Being overdevelopment between current properties
- Creating a loss of light for neighbouring properties and overlooking
- Being in contradiction with Seaford Town Neighbourhood Plan Policy GP11, having insufficient parking at the property, impacting on the parking in the street, creating further obstructions and hazards

- The previous application being before the Seaford Town Neighbourhood Plan was adopted and since then permission for a rear extension being granted, which has reduced the space of the property

(7.34pm – two members of public exited the meeting)

LW/25/0239 – 46A Broad Street – Converting the 1st floor storage rooms into a residential 1 bedroom living space, with a new entrance on Broad Street via a new staircase that ascends from the ground floor to the first floor.

It was **RESOLVED** to **SUPPORT** the application, requesting that the refuse collection arrangements are looked into given there being no access to the rear of the property.

Planning Applications received in week commencing Monday 28 April 2025

LW/25/0136 – 12 Upper Belgrave Road – Use of existing single storey side extension as a residential annex.

It was **RESOLVED** to **SUPPORT** the application, subject to the annex remaining subservient to the main property, being retained for residential use for the family within the main property and not for commercial or incoming generating purposes in the future (such as rental or paid visitor accommodation).

SDNP/25/01696/SCOPE – Coastguard Cottages, South Hill, Cuckmere Haven –

SCOPING OPINION REQUEST: Repair and reinforcement of existing sea defence with the erection of new inland section of wall.

It was **RESOLVED** to **NOTE** the report.

Planning Applications received in week commencing Monday 5 May 2025

LW/25/0261 – 14 Kedale Road – Erection of single storey rear extension.

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

Tree Works Applications

TW/25/0041/TPO – The Gables, Bramber Lane – T1 - Horse Chestnut - Reduce overhang from neighbouring property (No. 19 Heathfield Road) back to boundary line; T2 - Sycamore - Reduce overhang from neighbouring property (No. 21 Heathfield Road) back to boundary line, and reduction to remaining canopy by 1.5m (as part of ongoing maintenance).

It was **RESOLVED** to **NOTE** the application, subject to awareness of bird nesting season.

TW/25/0042/TPO – 7 St Marys Close – T1 - Sycamore - Pruning/trimming by 2-3m

It was **RESOLVED** to **SUPPORT** the application, subject to awareness of bird nesting season.

P05/05/25 Update Report

The Committee considered report 07/25 on the Lewes District Council decisions received since the last meeting on applications previously considered by the Committee.

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

The meeting closed at 7.52pm.

Councillor L Wallraven

Chair of the Planning & Highways Committee

DRAFT