



## Seaford Town Council

### Seaford Town Council Planning & Highways Agenda – 12 June 2025

#### To the Members of the Planning & Highways Committee

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

A meeting of the **Planning & Highways Committee** will be held in the **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Thursday 12 June 2025** at **7.00pm**, which you are summoned to attend.

Steve Quayle

Town Clerk

4 June 2025

#### PLEASE NOTE:

- **PUBLIC ARRIVAL TIME IS BETWEEN 6.45PM – 6.55PM, AFTER WHICH THE FRONT DOOR WILL BE LOCKED AND PUBLIC WILL NOT BE ABLE TO GAIN ACCESS TO THE MEETING**
- 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:

##### Planning Applications received in week commencing Monday 12 May 2025

[LW/24/0797](#) – **9 Sutton Park Road** – Construction of temporary 'shisha' bar to rear garden for seasonal use, including food preparation unit containing a 'shawarma' electric grill, electric pizza oven, covered wooden shelter and seating area for Mr Y Al Wali.

[LW/25/0277](#) – **19 Heathfield Road** – Single storey rear/side extension with fenestration alterations for Mr D Wells.

[LW/25/0276](#) – **Bormes, Marine Parade** – Conversion of existing garage for Mr & Mrs S Fraser.

[LW/25/0274](#) – **4 The Close** – Proposed rear garden room for Mr & Mrs Hale.

##### Planning Applications received in week commencing Monday 19 May 2025

[LW/25/0139](#) – **3 - 4 Church Lane** – Conversion of 1no. dwelling into 2no. dwellings for Mr R Hayward.

[LW/25/0291](#) – **119 Hythe Crescent** – Prior Notification under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A for a single-storey rear extension to measure 4.00m total length, 2.80m eaves height and 3.00m total height for S O'Connor.

NOTE: As stated in the description this is an application for Prior Approval only.

##### Planning Applications received in week commencing Monday 26 May 2025

##### Tree Works Applications

[TW/25/0050/TPO](#) – **1 Willow Drive** – T7 - Holm Oak - Cut back from cables to ensure a minimum 3m clearance, reduction to remainder of crown by approximately 3-4m, and crown thin by approx 15%; T8 - Holm Oak - Cut back from cables to ensure a minimum 3m clearance, reduction to remainder of crown by approximately 3-4m, and crown thin by approx 15% for Mr M Glenister.

[TW/25/0054](#) – 6 Blatchington Hill – T1 - Beech - Prune overhanging branches for Mr. P Heath.

**5. [East Sussex Draft Freight and Rail Strategies – Consultation Response](#)**

To consider report 27/25 presenting details of consultations being conducted by East Sussex County Council regarding its draft Freight and Rail Strategies for the Committee to consider its response to the surveys (pages 6 to 19).

**6. [Update Report](#)**

To consider report 25/25 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 20 to 23).

## AGENDA NOTES

For further information about items on this Agenda please contact:

Steve Quayle, Town Clerk, 37 Church Street, Seaford, East Sussex, BN25 1HG

Email: [meetings@seafordtowncouncil.gov.uk](mailto: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](mailto: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 between 6.45 – 6.55pm 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 6.55pm 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.

Entrance through the rear fire escape of the building will not be allowed.

### 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 relevant to an item on the agenda for this 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](mailto:planning@seafordtowncouncil.gov.uk) or by post to the Town Council offices.



## Seaford Town Council

<b>Report No:</b>	<b>27/25</b>
<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>12 June 2025</b>
<b>Title:</b>	<b>East Sussex Draft Freight and Rail Strategies – Consultation Response</b>
<b>By:</b>	<b>Isabelle Mouland, Community Engagement and Democratic Services Manager</b>
<b>Purpose of Report:</b>	<b>To present details of East Sussex County Council’s consultations on its draft Freight and Rail Strategies, for the Committee to consider its response to the consultation surveys.</b>

### **Actions**

#### **The Committee is advised:**

1. To consider East Sussex County Council’s draft Freight and Rail Strategies and consultation surveys.
2. To move to a vote on the motions below.

### **Recommendations**

#### **The Committee is recommended:**

1. To note the contents of the report.
2. To consider its response to the draft Freight and Rail Strategies consultation surveys, instructing the Community Engagement and Democratic Services Manager to submit the response.

## **1. Information**

- 1.1 Following the adoption of the East Sussex Local Transport Plan 4 (known as LTP4), East Sussex County Council (ESCC) has drafted a new Freight Strategy and an updated Rail Strategy.

- 1.2 A public consultation on both draft strategies is now underway until 30 June 2025, which Seaford Town Council is invited to respond to.
- 1.3 This report presents the draft strategies and the consultation surveys for the Committee to consider its response.

## **2. Draft Freight Strategy**

- 2.1 This new strategy for the County sets out the future vision for the delivery of improvements to the movement of freight in East Sussex.
- 2.2 The strategy focuses on the following:
  - 3.2.1 Strategic freight movements
  - 3.2.2 Decarbonisation
  - 3.2.3 Last mile logistics
  - 3.2.4 Planning & policy
- 2.3 The draft Freight Strategy can be found here:  
<https://www.eastsussex.gov.uk/roads-transport/transport-planning/local-transport-plan/local-transport-plan-4/freight-rail-strategies/draft-east-sussex-freight-strategy/presenting-the-draft-east-sussex-freight-strategy>
- 2.4 The draft Freight Strategy consultation survey can be found at Appendix A.
- 2.5 Officers will complete the respondent information questions which are questions 1-3, and equalities monitoring which are questions 16-23.
- 2.6 The Committee is asked to formulate its response to questions 4-15 relating to the draft Freight Strategy.

## **3. Draft Rail Strategy**

- 3.1 This strategy has been updated and builds upon the East Sussex Rail Strategy and Action Plan that was previously approved by the County Council in 2013.
- 3.2 This strategy sets out the future vision for the delivery of improvements to rail travel in East Sussex, specifically for passengers, and focuses on:
  - 3.2.1 Accessibility of rail network
  - 3.2.2 Integration with other modes
  - 3.2.3 Reliability and resilience
  - 3.2.4 Decarbonisation
  - 3.2.5 Journey time competitiveness
  - 3.2.6 Customer experience

**3.3** The draft Rail Strategy can be found here:

<https://www.eastsussex.gov.uk/roads-transport/transport-planning/local-transport-plan/local-transport-plan-4/freight-rail-strategies/draft-east-sussex-rail-strategy/presenting-the-draft-east-sussex-rail-strategy>

**3.4** The draft Rail Strategy consultation survey can be found at Appendix B.

**3.5** Officers will complete the respondent information questions which are questions 1-3, and equalities monitoring which are questions 20-27.

**3.6** The Committee is asked to formulate its response to questions 4-19 relating to the draft Rail Strategy.

#### **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 Mouland, Community Engagement and Democratic Services Manager.



## **27-25 APPENDIX A**

### **ESCC Draft East Sussex Freight Strategy consultation survey**

#### **Respondent Information**

Questions 1-3 are about the person/group/organisation responding to the survey.

#### **Roles and responsibilities**

**Q4** - Do you agree with the roles and responsibilities related to freight as set out in section 3 of the draft strategy?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

#### **Freight Priority Investment Areas**

**Q5** - Have we included reference to relevant policy documents, evidence or opportunities for Priority Investment Area 1 (strategic freight movements)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q6** - Do you agree with the freight related schemes and initiatives included in Priority Investment Area 1 (strategic freight movements)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q7** - Have we included reference to relevant policy documents, evidence or opportunities for Priority Investment Area 2 (decarbonisation)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q8** - Do you agree with the freight related schemes and initiatives included in Priority Investment Area 1 (decarbonisation)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q9** - Have we included reference to relevant policy documents, evidence or opportunities for Priority Investment Area 3 (last mile logistics)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q10** - Do you agree with the freight related schemes and initiatives included in Priority Investment Area 3 (last mile logistics)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q11** - Have we included reference to relevant policy documents, evidence or opportunities for Priority Investment Area 4 (planning and policy)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q12** - Do you agree with the freight related schemes and initiatives included in Priority Investment Area 4 (planning and policy)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

### **Equalities Impact Assessment**

**Q13** - do you have any feedback on the draft Freight Strategy Equalities Impact Assessment?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

### **Overall support and any other comments**

**Q14** - To what extent do you support or not support the draft East Sussex Freight Strategy?

Select response options are:

- 'strongly agree'
- 'somewhat agree'
- 'neither agree or disagree'
- 'somewhat disagree'

- 'strongly disagree'
- 'do not know'
- 'do not wish to answer'

**Q15** - Do you have any further comments, not covered in the previous questions, that you wish to make?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

### **About You: Equalities Monitoring Form**

Questions 16 to 23 are about you (equalities monitoring)

## **27-25 APPENDIX B**

### **ESCC Draft East Sussex Rail Strategy consultation survey**

#### **Respondent Information**

Questions 1-3 are about the person/group/organisation responding to the survey.

#### **Roles and responsibilities**

**Q4** - Do you agree with the roles and responsibilities related to rail as set out in section 3 of the draft strategy?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

#### **Rail Priority Investment Areas**

**Q5** - Have we included reference to relevant policy documents, evidence or opportunities for Priority Investment Area 1 (accessibility of the rail network)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q6** - Do you agree with the rail related schemes and initiatives included in Priority Investment Area 1 (accessibility of the rail network)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q7** - Have we included reference to relevant policy documents, evidence or opportunities for Priority Investment Area 2 (integration with other modes)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q8** - Do you agree with the rail related schemes and initiatives included in Priority Investment Area 1 (integration with other modes)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q9** - Have we included reference to relevant policy documents, evidence or opportunities for Priority Investment Area 3 (reliability and resilience)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q10** - Do you agree with the rail related schemes and initiatives included in Priority Investment Area 3 (reliability and resilience)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q11** - Have we included reference to relevant policy documents, evidence or opportunities for Priority Investment Area 4 (decarbonisation)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))



**Q12** - Do you agree with the rail related schemes and initiatives included in Priority Investment Area 4 (decarbonisation)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q13** - Have we included reference to relevant policy documents, evidence or opportunities for Priority Investment Area 5 (journey time competitiveness)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q14** - Do you agree with the rail related schemes and initiatives included in Priority Investment Area 5 (journey time competitiveness)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q15** - Have we included reference to relevant policy documents, evidence or opportunities for Priority Investment Area 6 (customer experience)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

**Q16** - Do you agree with the rail related schemes and initiatives included in Priority Investment Area 6 (customer experience)?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

### **Equalities Impact Assessment**

**Q17** - do you have any feedback on the draft Rail Strategy Equalities Impact Assessment?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

## **Overall support and any other comments**

**Q18** - To what extent do you support or not support the draft East Sussex Rail Strategy? (Select response)

Response options are:

- 'strongly agree'
- 'somewhat agree'
- 'neither agree or disagree'
- 'somewhat disagree'
- 'strongly disagree'
- 'do not know'
- 'do not wish to answer'

**Q19** - Do you have any further comments, not covered in the previous questions, that you wish to make?

Response options are:

- 'Yes'
- 'No'
- 'Don't know'
- 'Prefer not to answer'

(optional open response box (3,000 characters))

## **About You: Equalities Monitoring**

Questions 20 to 27 are about you (equalities monitoring)



## Seaford Town Council

<b>Report No:</b>	<b>25/25</b>
<b>Agenda Item No:</b>	<b>6</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>12 June 2025</b>
<b>Title:</b>	<b>Update Report</b>
<b>By:</b>	<b>Isabelle Mouland, Community Engagement and Democratic Services Manager</b>
<b>Purpose of Report:</b>	<b>To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee</b>

### **Actions**

#### **The Committee is advised:**

1. To consider the contents of the report.
2. To move to a vote on the motions below.

### **Recommendations**

#### **The Committee is recommended:**

1. To note the report and the decisions.

## **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 this Committee.
- 1.2** The Committee is recommended to note the report and the decisions set out in the Schedule.

## **2. Financial Appraisal**

- 2.1** There are no direct financial implications as a result of this report.

### **3. Contact Officer**

- 3.1** The contact officer for this report is Isabelle Mouland, Community Engagement and Democratic Services Manager

## Report 25-25 Appendix A

### SCHEDULE OF DECISIONS TAKEN BY LEWES DISTRICT COUNCIL SINCE THE COMMITTEE'S LAST MEETING ON 20 May 2025

#### Approvals – No Objections from STC

**LW/25/0116 – 16 Valley Drive** – Erection of single storey front/side extension with brickwork face finish, installation of roof light and relocation of entrance door.

**LW/25/0135 – 3 Jubilee Gardens** – Erection of a side timber garage.

**LW/25/0150 – 3 Southdown Road** – Single storey first floor rear extension.

**LW/25/0190 – 24 Sutton Road** – Replacement of 2no. existing windows and 1no. door to front elevation.

#### Approvals - Objection from Seaford Town Council

**LW/25/0158 – 10 Salisbury Road** – Section 73A retrospective application to retain bin store, bike store and boundary fence to North-East boundary.

**STC's Grounds for Objection:** *It goes against DM25 of the Lewes Local Plan as the boundary fence height would be out of keeping with the area. The area's character is open, and other properties have low fences.*

*The Committee had no objections to the proposals for the bin store and bike store.*

**Reasons for LDC approval:** *Boundary fence proved to be immune from enforcement, however the LDC Officer's Report called this a "reluctant approval" and agreed the fence was "generally unacceptable".*

**LW/25/0172 – 12 East Albany Road** – Conversion of existing detached garage to annexe ancillary to main dwelling.

**STC's Grounds for Objection:** *The conversion of the detached garage to an annex for the main dwelling goes against GB06 within the Seaford Neighbourhood Plan.*

*There is no mention in the application as to what this annex will be used for apart from it being a domestic dwelling and to provide an annex to main property, and with it being easily accessed independently and visually divorced from the main dwelling, there is concern that it will not be used for ancillary purposes and therefore not subservient to the main dwelling.*

*If consent were to be granted, it should be subject to a condition tying the use of the annex to the main dwelling and specifically prohibiting use as a separate dwelling.*

***Reasons for LDC approval: LDC agree that an "annexe" condition be imposed.***

**Refusals – No Objection from Seaford Town Council**

None at the point of writing.

**Refusals – Objection from Seaford Town Council**

None at the point of writing.

**Tree Works Applications**

**TW/25/0025/TPO – 2 Elm Close –** T1 - Holm Oak - Removal of low limb over lane, reduce and reshape crown beyond last pruning points by up to 2m (by approx 2m); T2 - Holm Oak - front garden - multi stemmed - reduce and reshape by up to 2 metres beyond last pruning points (by approximately 2 metres); Part of a cyclical pruning regime to keep trees at a reasonable size of the garden. – **Approved**

**Appeals**

None at the point of writing.

**Withdrawn Applications**

None at the point of writing.