



*Seaford Town Council*

**Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 12 June 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

Isabelle Mouland, Community Engagement & Democratic Services Manager

There were no members of the public in attendance.

**P06/06/25      Apologies for Absence**

There were no apologies for absence.

**P07/06/25      Disclosure of Interests**

There were no disclosures of interests.

**P08/06/25      Public Participation**

There was no public participation.

(7.04pm – Councillor R Honeyman joined the meeting)

**P09/06/25      Planning Applications**

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.

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

The site location is a small, confined space surrounded by residential properties, which is not appropriate for the proposals which would overdevelop the site and would have an unacceptable noise and health impact on neighbouring properties, contrary Local Plan policies DM20, DM23 and DM25.

The Committee recommends that a shisha activity/facility would only be appropriate in an open space, where residents are able to avoid the shisha fumes should they wish. The site location for this proposal is not open, does not provide air-flow to clear the shisha fumes, and could pose a serious health risk to neighbouring residents. The Local Government Association has produced a paper, setting out the various health and community issues in

regard to shisha and states: “Despite misconceptions, second-hand smoke can still be caused by shisha. Substances like carbon monoxide are produced in equal levels whether shisha is tobacco-based or not” [https://www.local.gov.uk/publications/reducing-harm-shisha-and-need-better-regulation#:~:text=19%20per%20cent\).-.Health%20impacts,collected%20to%20inform%20future%20interventions](https://www.local.gov.uk/publications/reducing-harm-shisha-and-need-better-regulation#:~:text=19%20per%20cent).-.Health%20impacts,collected%20to%20inform%20future%20interventions). This activity, in this small, confined space, surrounded by residential properties would be contrary to DM20 due to the potential unacceptable impact on health.

Should the Planning Authority be minded to grant approval, the Town Council suggest that there are strict conditions applied such as:

- Stipulate that no alcohol is to be involved in this activity at all, the proposal suggest that alcohol will not be provided, however there needs to be something in place to stop alcohol from being brought in by customers (i.e. bring you own')
- To only allow for this activity to take place Wednesday to Saturday, giving neighbouring properties the opportunity to enjoy quiet time, free from fumes

The Town Council would also like to request or investigate if there could be an option to provide approval on a trial basis, for example that it could be run for one or two seasons and then a need to apply again once evidence is able to have been gathered on the impact to neighbouring properties.

**LW/25/0277– 19 Heathfield Road** – Single storey rear/side extension with fenestration alterations.

It was **RESOLVED** to **NOTE** that the application was approved by Lewes District Council prior to the meeting, due to this application being a Lawful development Certificate.

**LW/25/0276 – Bormes, Marine Parade** – Conversion of existing garage.

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

**LW/25/0274 – 4 The Close** – Proposed rear garden room.

It was **RESOLVED** to **NOTE** that the application was approved by Lewes District Council prior to the meeting, due to this application being a Lawful development Certificate.

Planning Applications received in week commencing Monday 19 May 2025

**LW/25/0139 – 3 - 4 Church Lane** – Conversion of 1no. dwelling into 2no. dwellings.

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

**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.

It was **RESOLVED** to **REQUEST** a full planning application.

Planning Applications received in week commencing Monday 26 May 2025

No applications were received

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%.

It was **RESOLVED** to **SUPPORT** the application, however the Committee noted that the time of year is not appropriate due to it being growing and nesting season, and request that a condition is imposed to reflect this. It was also noted that utility companies are responsible for ensuring cable clearance.

**TW/25/0054 – 6 Blatchington Hill** – T1 - Beech - Prune overhanging branches.

It was **RESOLVED** to **SUPPORT** the application, however the Committee noted that the time of year is not appropriate due to it being growing and nesting season, and request that a condition is imposed to reflect this. The Committee also suggests that a health assessment is carried out on the tree.

**P10/06/25 East Sussex Draft Freight and Rail Strategies –  
Consultation Response**

The committee considered 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.

**P10.1** It was **RESOLVED** to **NOTE** the contents of the report.

**P10.2** It was **RESOLVED** to **DELGATE** authority to the Community Engagement and Democratic Services Manager to draft and submit the Town Council's response.

**P11/06/25 Update Report**

The Committee considered report 25/25 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 8.03pm.

*Councillor L Wallraven*

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Chair of the Planning & Highways Committee