



## Seaford Town Council

### Minutes of a meeting of the Town Council's Assets & Facilities Committee – 16 July 2025

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

#### Present:

Councillors O Honeyman (Chair), R Honeyman (Vice Chair), G Rutland, S Markwell, J Meek and L Wallraven

Steve Quayle, Town Clerk

Sharan Brydon, Operations & Facilities Manager

Georgia Raeburn, Governance & Policy Manager

There were 12 members of the public attendance.

#### AF08/07/25 Apologies for Absence

Apologies for absence were received from Councillors S Ali & F Hoareau.

#### AF09/07/25 Disclosure of Interests

Councillor G Rutland disclosed that he had had a paid role at a different market run by the same organiser – the Clerk and Chair were of the opinion that this did not constitute a pecuniary interest due to relating to a different market.

#### AF10/07/25 Public Participation

Speaker	Statement
Resident A	<i>Agenda Item 6 - Resident A shared that the market brings lots of local and overseas visitors to the town, Resident A stated that it is hard to believe that the market has such an impact on businesses, that the market sells very different products to local shops and the two should be working together. Resident A commented that the market has been running for 4 years and queried why this is only now coming to light that there has been a complaint, leading to other shop owners complaining or requesting</i>

	<i>action, 4 hours on a Saturday twice a month if shop owners feel that the market has that much of an impact on their business then they need to look at themselves and the way they are running their businesses. Resident A, urged the council to make the decision in supporting the market for 4 hours once a fortnight within town.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident B</i>	<i>Agenda Item 6 - Resident B, expressed hurt in the report that the Market put towards this agenda being called bias, after effort was put in to gathering survey responses. Resident B suggested a theory to the reduction in takings by the tea rooms could have been due to, 99% of stall holders refused to visit tea rooms after comments about the market. The market is a symbol of resilience, community and local pride a much-needed lifeline – encouraging footfall town and market traders, families looking for affordable options and residents seeking human connection. The market is the first platform for many small businesses. Resident B stated that the market is here twice a month, 22 days annually, in contrast to local shops open all year. Market and shops should complement each other, not directly compete – misunderstanding of giving choice and overlapping, rather than competition. A café is an eating experience; stalls have their own products that can only be found on their stalls – both are well known. Different customer bases. Clothing, jewellery, - have to consider primary &amp; secondary products. The market has actively offered 3 stalls to local shop owners which they have refused. Some stall holders stepped away due to treatment. Market not in competition, part of, supports community and vibrance. Resident B asks the Council for continued</i>

	<i>support and recognition for the value that the market brings to Seaford.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident C</i>	<i>Agenda item 6 – Resident C can identify two issues and that the Chamber of Commerce are happy to take the role as mediator. Resident C thinks that the market is in the wrong place, the market should be at the top end of high street, repositioning the market will impinge less because there are no actual shops, and the area is closer to Broad Street. This allowing shop keepers to send people to the market. Resident C feels that there are too many restrictions on the Market which means that it won't happen and will go to another town. Resident C raised Christmas Magic and that the market pay for a lot of the events that happen on the day, without the market where will these funds come from.</i>
Town Council Response	Thanked the resident for their contribution.
<i>Resident D</i>	<i>Agenda item 6 – Resident D spoke on behalf of a local business owner selling bread, sweets and savoury treats at Seaford Market, the market stall has compromised to pacify local shop owners and is now not making as much money on market. Shop owners have been offered stalls at the market, and they have declined. Large number of disgruntled market customers stated, now won't use that café. So many people love the market, business owners rely on solid source of income. Resident D thanked the council for listening and considering consequences of taking away a valued market.  Resident D is an owner of a pet stall, the market is one of the main sources of income ahead of a future goal to open a pet shop in Seaford. If the market ceased to exist</i>

	<p><i>or non-competitive clause, Resident D would physically be unable to afford the dream of owning a pet shop. Customers go out on market days and shop in town or do not want to go to Newhaven for their pet needs Resident D stated that the market is a lifeline for local business owners and Seaford</i></p>
Town Council Response	<p>Thanked the resident for their contribution.</p>
Resident E	<p><i>Agenda item 6 – Resident D queried what proof the council has requested from traders to evidence the loss of business on market days. Resident D suggested that businesses would need to show takings on Saturdays over a period of time, taking into account weather and other impacting factors.</i></p>
Resident F	<p><i>Agenda item 6 – Seaford has had a market since the middle ages, more recently French and Italian markets, resident F feels that it is successful, but in the wrong place. The market opens at most 22 days per year, compared to shops for 259 days per year, market takes up 8% average shops opening time or less if bad weather. Footfall to town centre had fallen before covid, despite SCP initiative of gateway seafront to town centre. Footfall through town from railway to splash point via church street boosted international visitors to seven sisters. Seaford has seen an increase to over 100 walkers on a single Saturday morning train. Visitors delight in the market and grab food to go. Resident F feels that the Market is not detrimental to existing shop traders. On market days, notice that retail stats increase well after usual footfall times. Regular markets in Eastbourne and Horsham bring vibrancy, variety, hand crafted goods. Resident F has concerns that it is only one resident who has spoken against market.</i></p>

Town Council Response	Clarified no suggestion that market would close, only discussion is whether a non-compete clause should be reinserted. Will consider above in item 6.
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### **AF11/07/25      Assets & Facilities Update Report – July 2025**

The Committee considered report 53/25 providing an update on progress and actions relating to the Town Councils assets and facilities.

Members thanked officers for a very clear report and projects log, and their work to drive forwards a large number of projects and activities.

Members discussed work to coordinate the relocation of the compostable toilets to South Hill Barn, the ongoing exploration of options at Esplanade Car Park, and the work to be undertaken to review the contract for Seaford in Bloom.

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

### **AF12/07/25      Assets & Facilities Income & Expenditure Report up to 31 May 2025**

The Committee considered report 50/25 informing the Assets & Facilities Committee of Income and Expenditure up to 31 May 2025.

Members thanked the Responsible Financial Officer for a very clear and easy to follow report.

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

### **AF13/07/25      Seaford Street Market Consultation Results**

The Committee considered report 60/25 presenting concerns around the street market license and the effect this has on local shop traders. To further consider the consultations that have been undertaken on the views regarding the street market.

The Clerk clarified the comment within the report regarding the potential for perceived bias and this not suggesting that the market survey was biased.

Members discussed the level of responses received, the need to reissue the 2025 market licence, it being the norm to have to manage your business despite competition, it being noticeably busier in the town centre after lunchtime on market days, whether a new location could be trialled and possibly including this in a subsequent consultation, wanting to see shop owners and market traders working together and communicating, a lack of evidence to back up the claim that shop owners are impacted by the market, identifying the purpose of a further consultation

if this is to be run in 2026, the option of offering a trading licence to the market for more than one year at a time, whether Saturdays are the most appropriate market day, competition being prevalent in the town, the community and comradery atmosphere of the market, and the offer from the Chamber of Commerce.

**AF13.1** It was **RESOLVED** to **NOTE** the contents of the report.

**AF13.2** It was **RESOLVED** to **APPROVE** the issuing of a street market license for 2025.

**AF13.3** It was **RESOLVED** to **REJECT** the reintroduction of the 'non-compete' clause within the 2025 street market licence.

**AF13.4** It was **RESOLVED** to **DELEGATE POWER** to the Town Clerk, in consultation with the Chair of Assets & Facilities Committee, to conduct a fresh survey in 2026 and use the results to inform a decision on the issuing of a street market licence for 2026.

*(a short break was held 8.01 – 8.07pm)*

#### **AF14/07/25 Changing Places Toilets Update & Next Steps**

The committee considered report 52/25 providing an update on the status of the Changing Places toilet facilities and the planned next steps.

Members discussed the lack of advice at the point of introducing the facility onsite, how users can get locked within the facility, the destruction of the door and panel by the fire service, continued investigation as to how other facilities are managed, damage to the door and facility by the coastal weather, usage data, accessing the code on the Changing Places website, needing the door to be located where a ramp can be installed for access, the financial implication of the damage to the facility, waiting for the investigation before the repair could be carried out, and any struggle with access for non-digital users.

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

#### **AF15/07/25 Exclusion of the Press & Public**

It was **RESOLVED** that in accordance with the Public Bodies (Admission to Meetings) Act 1960, the press and public **BE EXCLUDED** from the meeting during the discussion on the next two items of business for the reasons as set out in the agenda.

*(a short break was held 8.21 – 8.26pm)*

## **AF16/07/25 Martello Café Concession Amendment Request – EXEMPT**

The Committee considered report 54/25 updating the committee on requests received by the Martello Café concession to amend some terms of their concession licence.

- AF16.1** It was **RESOLVED** to **REJECT** Sroka Foods Ltd's request to an extension to their existing licence for two or five years.
- AF16.2** It was **RESOLVED** to **REJECT** Sroka Food Ltd's request to use butane gas to power equipment.
- AF16.3** It was **RESOLVED** to **REJECT** Sroka Foods Ltd's request to use a "silent" generator to power equipment.
- AF16.4** It was **RESOLVED** to **REJECT** Sroka Food Ltd's request for permission to apply for an alcohol premises licence.
- AF16.5** It was **RESOLVED** to **REJECT** Sroka Food Ltd's request for an amendment to the core hours of operation.

## **AF17/07/25 Bönningstedt Promenade Concession Amendments Request - EXEMPT**

The Committee considered report 55/25 presenting a proposal from the existing Nomadic Sauna concession to increase the sauna unit size, and introduce a toilet and changing/storage area at Bönningstedt Promenade.

- AF17.1** It was **RESOLVED** to **APPROVE** Nomadic Sauna's request to increase the area of their concession licence to include:
  - a. an increase in the width of their sauna unit
  - b. a portable toilet onsite
  - c. a changing / storage and staff facility onsite
- AF17.2** It was **RESOLVED** to **APPROVE** Nomadic Sauna's proposed increased first year rental fee to accommodate the above changes

The meeting closed at 9.04pm.

Councillor O Honeyman  
Chair of Assets & Facilities Committee