



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – 7 August 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 7 August 2025** at **7.00pm**, which you are summoned to attend.

Steve Quayle

Town Clerk

30 July 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 Application received in week commencing Monday 2 June 2025 (uploaded after last meeting agenda)

[LW/25/0295](#) – **4 Rowan Close** – Single storey front extension for Mr & Mrs McCann.

Planning Applications received in week commencing Monday 23 June 2025

[LW/25/0333](#) – **18 Churchill Road** – Single storey rear extension and side infill to connect detached garage to main dwelling for Mr G Hook.

[LW/25/0378](#) – **14 Valley Drive** – Partly demolish and replace rear conservatory, rear dormer, loft conversion and rooflights to front elevation for Mr A Tattam.

Planning Applications received in week commencing Monday 30 June 2025

[LW/25/0369](#) – **19 Bowden Rise** – 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 1.80m total length, 2.40m eaves height and 3.70m total height for Mr E Ravilious.

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

[LW/25/0387](#) – **15 Crown Hill** – Removal of rear conservatory and erection of a single storey rear extension for Mr & Mrs M Jeffery.

NOTE: In December 2020 STC supported a similar application for this property, details can be found here - [LW/20/0793](#).

Planning Applications received in week commencing Monday 7 July 2025

[LW/25/0390](#) – **28 Carlton Road** – Convert garage into annex for Mr & Mrs G & J King.

NOTE: In September 2020 STC supported an in-fill single storey rear extension and front garden wall alterations, details can be found here - [LW/20/0440](#).

[LW/25/0399](#) – **24 Chyngton Avenue** – Single storey rear extension, hip to gable roof extension and rear dormer for J Griffiths.

[LW/25/0409](#) – **45 Sherwood Road** – Hip to gable roof extension and conversion with rear dormer and single storey rear extension for Mr D Bishop.

[LW/25/0414](#) – **11 Hill Rise** – Demolish of single storey extension and replace with single storey and two storey extension with fenestration alterations and erection of garden office with associated hard/soft landscaping for Mr D Liggett.

[LW/25/0415](#) – **49 Alfriston Road** – Drop Kerb and installation EV charging point for Mr O Slavov.

[LW/25/0416](#) – **9 Kingston Close** – Single storey front and rear extension for B Williams.

[LW/25/0420](#) – **The Shore, 7 Dane Road** – Change of use from pub to private members club for Mr C Weatherstone.

NOTE: The planning permission for the conversion and extension of the pub to form a private members club and 7No. self-contained flats was granted in February 2025. Full details can be found here - [LW/24/0757](#).

Planning Applications received in week commencing Monday 14 July 2025

[LW/25/0385](#) – **1 Findon Close** – Enlargement of single storey rear extension for S Russell.

[LW/25/0424](#) – **153 Chyngton Cottages, Chyngton Lane** – Removal of existing detached garage and replacement 2 storey detached garage, replacement single storey front porch and erection of part single, part two storey side/rear extension for Mr R Wood

[LW/25/0432](#) – **70 Homefield Road** – Single storey rear extension for D Wingham.

[LW/25/0438](#) – **7 Lions Place** – 2 storey side extension to form annex accommodation with open under-croft area to lower ground for Mr & Ms Johnson & Clarke.

NOTE: This is a resubmission of [LW/24/0734](#) which was refused in January 2025. STC objected on the grounds of overdevelopment, full Seaford Town Council response can be found here [LW/24/0734](#).

Tree Works Applications

[TW/25/0054/TCA](#) – **6 Blatchington Hill** – T1 - Beech - reduce overhang of 3 branches to growth points by 3-4m - to bring them into a good shape with other branches; T2 - Sycamore - reduce overhang of 2 branches to branch collar by 7-8m for Mr P Heath.

[TW/25/0073/TPO](#) – **16 Manor Road North** – T2 - Sycamore - balance shape crown by approximately 2.5 metres - Elm tree adjacent has misshapen - to balance crown for Mr & Mrs Smith.

5. [Update Report](#)

To consider report 61/25 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 7 to 15).

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

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 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 or by post to the Town Council offices.



Seaford Town Council

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|---------------------------|--|
| Report No: | 61/25 |
| Agenda Item No: | 5 |
| Committee: | Planning & Highways |
| Date: | 7 August 2025 |
| Title: | Update Report |
| By: | Isabelle Mouland, Community Engagement and Democratic Services Manager |
| Purpose of Report: | To notify the Committee of decisions taken by Lewes District Council on applications previously considered by the Committee |

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 61-25 Appendix A

SCHEDULE OF DECISIONS TAKEN BY LEWES DISTRICT COUNCIL SINCE THE COMMITTEE'S LAST MEETING ON 10 July 2025

Approvals – No Objections from Seaford Town Council

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.

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

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

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

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

LW/25/0040 – 36 Raymond Close – Single storey side extension with a flat roof, platform and ramp to rear.

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

LW/24/0817 – 51 - 53 Blatchington Road – Outline application for the demolition of existing garages/workshops, erection of 5 no. two bed & 1 no. one bed terraced houses, and conversion/redevelopment of 51-53 Blatchington Road to form two 2 bed houses and one 1 bed house.

Approvals - Objection from Seaford Town Council

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

Seaford Town Council objected 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)

- *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*

Lewes District Council reason for approval:

“As of March 2021, the Council can no longer demonstrate a five-year housing supply. Taking this key factor into account, the provision of 1 net dwelling must be given increased weight in considering the planning balance of the application.

It is considered that the proposed development would represent an efficient and effective residential use of a site within the planning boundary, that would respect the character and appearance of the surrounding built environment. The provision of 1 dwelling would bring limited social and economic benefits. It is considered that the amenities of neighbouring residents would be protected, that good quality living accommodation would be provided and not introduce any unacceptable impact upon the public highway.

Overall, it is considered the scheme represents a sustainable form of development, where the benefits of the scheme outweighs any harm caused by the proposal.”

LW/24/0778 – Seaford And District Constitutional Club, Crouch Lane –

Redevelopment for retirement living accommodation comprising of 44 retirement apartments, including communal facilities, access, car parking and landscaping.

Seaford Town Council objected on the following grounds:

INFRASTRUCTURE AND SUSTAINABILITY

Seaford’s health infrastructure would not be able to absorb an influx of elderly residents. The two existing surgeries are at full capacity and are struggling to meet the healthcare needs of current residents. New residents are being informed that the

surgery registers are closed and there are long waiting times for face-to-face appointments.

The need for sufficient infrastructure to be in place prior to development taking place is referred to at para 7.14 of the Seaford Neighbourhood Plan and Core Policy 7 of the Joint Core Strategy 2016 (JCS) which states that:

“...land should only be released for development where there is sufficient capacity in the existing local infrastructure to meet the additional requirements arising from the proposed development.”

There is not a need for retirement living units in Seaford, there are currently over 45 retirement units on the market.

The guiding principle of the National Planning Policy Framework is that proposed development should be sustainable. Para 8 of the NPPF sets out relevant objectives which the planning system should adopt in order to achieve sustainable development. The proposed development by increasing the number of elderly residents in the town would be in breach of both the social and economic objectives in para 8 as well as contrary to Core Policy 7 of the JCS. It would therefore not be sustainable.

OVERDEVELOPMENT & CHARACTER

Whilst the Town Council recognises that this site is suitable for development, the proposed development would overdevelop the site and have a generally unacceptable impact on the character and street scene, contrary to policy DM 25 of the Lewes Local Plan.

The site is opposite a grade II listed building and any development of this site should be sympathetic to the quality and amenities of the area and the properties adjacent to the site.

HOUSING NEED

A principal concern of residents and the Town Council is that the application does not meet the pressing local need for housing for young people and young families.

The Seaford Neighbourhood Plan refers in the plan's objectives at page 14 to the need to encourage the provision of a mix of housing and in particular, to support housing aimed at young people.

Core Policy 2 in the JCS refers to the objective of delivering homes for the needs of the district and this application does not meet these objectives.

TRAFFIC AND PARKING

The Town Council has serious concerns in regard to road and pedestrian safety.

Members consider that the development would lead to an increase in traffic movements in an area where there are already hazards arising from the 'informality' of the road layout and the lack of pavements.

A very similar scheme was approved following an Inquiry in 2022, during the Inquiry the Inspector raised serious concerns about the potential harm / danger to pedestrians at the Steyne Road junction. These concerns have not been addressed in the current application.

The current applicant's surveys suggest there are very few pedestrian movements here and a clear accident record, however the applicant does not address the potential increased danger to future residents from use of the inadequate pedestrian access to the south of Steyne Road.

One of the main attractions of the location is the proximity to the seafront, yet all the information provided by the applicant is based on the access to the Town Centre via the path to the 'square' to the north. Residents will not use that access to get to the seafront and the Town Council is certain that there will be a marked increase in the route to the south, an almost blind junction with no pavements in Crouch Lane.

The applicant should be required to amend the plans to provide a safe pedestrian access to the south as well as the north.

The application site is also on the direct route taken by large groups of students from Seaford Head Middle School to the town centre, so highway safety is a major issue. Members consider therefore that the proposed development would compromise highway safety in the area.

It is also suggested that the proposed parking provision is inadequate, it is recognised by the Town Council and local residents that parking is already an issue in the area.

CONDITIONS

If the District Council is minded to grant consent on the application, the Town Council requests that three special conditions be imposed:

- An Archaeological condition to protect the Sarsen Stone on the northern edge of the site*
- Given the restrictions in the road network around the site and possible disruption to wildlife, a requirement for a comprehensive Construction and Environmental Management Scheme to be agreed before work commences.*

- *For swift boxes to be attached to the development to support this declining species.*

Lewes District Council response to Seaford Town Council objections and reasons for approval:

INFRASTRUCTURE AND SUSTAINABILITY

Lewes District council is an authority which charges the Community Infrastructure Levy (CIL) against development. This scheme would be liable for CIL, and so infrastructure providers are able to bid for funds from the CIL fund in order to ensure that they maintain their responsibilities to provide sufficient infrastructure. This objection is therefore not considered sufficient to warrant a refusal of the proposed development.

OVERDEVELOPMENT AND CHARACTER

The proposed development is similar in character to the existing permission on site; however, it has a more articulate form with a subservient mansard roof and a 3.5 storey high as opposed to the approved more dominant gable roof and 4.5 storey height of the earlier approved scheme.

This application has been appraised in conjunction with colleagues from Lewes District Council Design and Conservation, who have not objected to the proposed development. It is considered by officers that the proposed design is less impactful than that already approved, and as such - it is not considered that objections in terms of the character of the development are sufficient to warrant a refusal of the scheme.

HOUSING NEED

Seaford Town Council have offered that the proposed development does little to provide for young families within Seaford. Officers note that Core Policy 2 of the Lewes District Joint Core Strategy emphasises the need to provide flexible, socially inclusive and adaptable accommodation to help meet the diverse needs of the community and the changing needs of occupants over time.

The policy states that this need will include "accommodation appropriate for the ageing population and disabled residents". Through the provision of retirement flats it is considered by officers that the proposed development satisfies the above and presents older residents with the opportunity to down-size and therefore free up housing stock for young families.

Whilst the proposal would not directly deliver affordable housing, it would be obligated via S106 agreement to make a viable financial contribution. This is in accordance with Core Policy 1 in the LDLP Part 1 which allows, on an exceptional

basis, for reduced affordable housing provision where informed by robust viability evidence and payment in lieu for offsite provision. It is therefore not considered appropriate to refuse the application on these grounds.

TRAFFIC AND PARKING

This application has been assessed in conjunction with ESCC Highways, who have not objected to the proposed development on highways grounds.

Para. 116 of the National Planning Policy Framework (NPPF) is quite clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Since the Highways Authority have recommended conditions in order to mitigate the impacts of the development, rather than object - it is considered that there is not sufficient cause to refuse the development on highways grounds.

CONDITIONS

- 1) Archaeological conditions have been provided by East Sussex County Archaeology.*
- 2) A CEMP Condition has been applied.*
- 3) An ecological mitigation condition (including the arrangement for swift boxes is included.*

Refusals – No Objection from Seaford Town Council

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.

NOTE: Although Seaford Town Council did not object, it did not support it either and requested that a full planning application be submitted.

Refusals – Objection from Seaford Town Council

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.

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). – **Approved**

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% – **Approved**

Withdrawn Applications

None at the time of writing.

Appeals

None at the time of writing.