



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 7 August 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 Moulard, Community Engagement & Democratic Services Manager

P17/08/25 Apologies for Absence

There were no apologies for absence.

P18/08/25 Disclosure of Interests

There were no disclosures of interests.

P19/08/25 Public Participation

There was no public participation.

P20/08/25 Planning Applications

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

It was **PROPOSED** to **NOTE** that the application had been decided and approved by the Planning Authority prior to this meeting.

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.

As this was a Certificate of Lawful Development, the Committee was not invited to comment.

LW/25/0378 – 14 Valley Drive – Partly demolish and replace rear conservatory, rear dormer, loft conversion and rooflights to front elevation.

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

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.

It was **PROPOSED** to **NOTE** that the application had been decided and approved by the Planning Authority prior to this meeting as a Certificate of Lawful Development.

LW/25/0387 – 15 Crown Hill – Removal of rear conservatory and erection of a single storey rear extension.

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

Planning Applications received in week commencing Monday 7 July 2025

LW/25/0390 – 28 Carlton Road – Convert garage into annex.

It was **RESOLVED** to **SUPPORT** the application, requesting it be subject to a condition tying the use of the annex to the main dwelling and specifically prohibiting use as a separate dwelling.

LW/25/0399 – 24 Chyngton Avenue – Single storey rear extension, hip to gable roof extension and rear dormer.

It was **RESOLVED** to **OBJECT** to the application on the grounds of overdevelopment. The proposal seeks to extend over 5 metres from the rear wall right up to the neighbouring property's boundary, which is contrary to GB02a of the Seaford Neighbourhood Plan which states that single story rear extensions should not project too far from the rear wall, with the most common maximum depth being three metres.

LW/25/0409 – 45 Sherwood Road – Hip to gable roof extension and conversion with rear dormer and single storey rear extension.

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

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.

It was **RESOLVED** to **SUPPORT** the application, however to request that the Planning Authority imposes a condition for the garden office to have a living roof to help integrate the building with the open nature of the surrounding land, being that the property adjoins the boundary of the South Downs National Park.

LW/25/0415 – 49 Alfriston Road – Drop Kerb and installation EV charging point.

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

LW/25/0416 – 9 Kingston Close – Single storey front and rear extension.

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

LW/25/0420 – The Shore, 7 Dane Road – Change of use from pub to private members club.

Cllrs L Boorman, J Lord and L Wallraven confirmed that, although members of the Conservative Party, they are not members of the Constitutional Club.

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

Planning Applications received in week commencing Monday 14 July 2025

LW/25/0385 – 1 Findon Close – Enlargement of single storey rear extension.

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

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.

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

LW/25/0432 – 70 Homefield Road – Single storey rear extension.

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

LW/25/0438 – 7 Lions Place – 2 storey side extension to form annex accommodation with open under-croft area to lower ground.

It was **RESOLVED** to **OBJECT** to the application on the grounds that, although this revised proposal has set the extension back from the main dwelling, the proposed annexe accommodation still proposes a size, scale, siting and design that is not considered incidental to the enjoyment of the main dwelling, continuing to be capable of severance. It continues to propose a development that would result in the siting of the largescale extension on an end of terrace plot which would be an overdevelopment of the site that would overwhelm the main dwelling.

This application is still contrary to policies DM25 and DM28 of the Lewes Local Plan Part 2 and SEA2 of Seaford Neighbourhood Plan and the Seaford Design Guidelines.

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.

This application was on the agenda in error, the Committee reviewed this application and submitted comments at a previous meeting.

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.

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

P21/08/25 Update Report

The Committee considered report 61/25 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 7.46pm.

Councillor L Wallraven

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Chair of the Planning & Highways Committee