



Seaford Town Council

Seaford Town Council Planning & Highways Agenda – 15 January 2026

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 at **Cross Way Church, Clinton Place, Seaford, BN25 1NP** on **Thursday 15 January 2026** at **7.00pm**, which you are summoned to attend.

Steve Quayle

Town Clerk

9 January 2026

PLEASE NOTE:

- **PUBLIC ARRIVAL TIME IS BETWEEN 6.45PM – 6.55PM FOR A 7PM MEETING START**
- The meeting will be recorded and uploaded to the Town Council's YouTube channel shortly after the meeting
- See the end of the agenda for further details of public access and participation
- Councillor queries on non-application agenda items should be reserved for the meeting so the answer and any subsequent points are shared with all councillors. If however a councillor has a question that officers may need to know in advance to prepare a response, please send this through the contact officer of the report so an answer can be prepared to be shared verbally at the meeting, rather than in advance of the meeting via email

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 1 December 2025

[LW/25/0651](#) – **12 Clementine Avenue** – Erection of a self-build detached single dwelling for Mr P Duffy.

[LW/25/0708](#) – **77 Sutton Road** – Section 73A retrospective application for additional vehicular access; alterations to front boundary wall and addition of entrance pedestrian gate for Mr J Burrill.

Planning Applications received in week commencing Monday 8 December

No applications received.

Planning Applications received in week commencing Monday 15 December

[LW/25/0719](#) – **28 Rookery Way** – Replacement of existing rear sun lounge with a single storey rear extension for Mr T Spaul.

Planning Applications received in week commencing Monday 22 December

No applications received.

Planning Applications received in week commencing Monday 29 December

No applications received.

Planning Applications received in week commencing Monday 5 January

[LW/25/0614](#) – **42 High Street** – Change of use of ground floor from former cafe to residential use to create a single dwelling by incorporating the existing upper maisonette for Ms V Young.

Tree Works Applications

No applications received.

5. Lewes Local Plan – Spatial Strategy Policies

To consider report 154/25 inviting resident's views and consider the draft Lewes Local Plan Spatial Strategy policies (pages 6 to 8).

6. Update Report

To consider report 141/25 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 9 to 12).

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 from 6.45pm ready for a 7pm meeting start.

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 regarding business on the agenda for that 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

Report No:	154/25
Agenda Item No:	5
Committee:	Planning & Highways
Date:	15 January 2026
Title:	Lewes Local Plan Spatial Strategy Policies
By:	Isabelle Mouland, Community Engagement and Democratic Services Manager
Purpose of Report:	To invite resident's views and consider the draft Lewes Local Plan Spatial Strategy policies

Actions

The Committee is advised:

1. To invite and discuss views with Seaford residents on the draft Lewes Local Plan Spatial Strategy policies.
2. To move to a vote on the motions below.

Recommendations

The Committee is recommended:

1. To note the views shared by Seaford residents and that these will help inform the Town Council's response to the consultation being considered and agreed at a Planning & Highways Committee meeting on 12 February 2026.

1. Information

- 1.1** Lewes District Council has launched the next phase of the Lewes Local Plan consultation, with a closing date of 28 February 2026.
- 1.2** This phase consults on two elements, the Spatial Strategy policies and the site allocations; the full set of consultation documents can be found [here](#).
- 1.3** At the last Committee meeting on 17 December, it was decided that the Town Council would engage with Seaford residents on the proposed

Spatial Strategy policies at this meeting in order to gather resident's views to help inform the Town Council's consultation response.

- 1.4 Discussions to gather resident's views on the Seaford site allocations will take place at separate events, the full details of which can be found on the [Town Council's website](#).
- 1.5 Views will be collated following each session and used to help draft the Town Council's response to the Lewes Local Plan Consultation.
- 1.6 The final draft Town Council response to the Lewes Local Plan consultation will be proposed and resolved at the Planning and Highways Committee meeting on 12 February 2026.
- 1.7 To clarify, this meeting is just seeking resident's views on the Spatial Strategy Policies, not the specific site allocations. Furthermore, the Committee will be hearing and noting any resident's comments, not agreeing a response at this meeting.

2. Spatial Strategy Policies - Discussion

- 2.1 The consultation survey (which can be found [here](#)) requests a response to 12 questions in relation to the Spatial Strategy policies; eight of these questions are relevant to Seaford:

(Overall Spatial Strategy)

- 2.1.1. Do you think the proposed spatial strategy will support the aim of creating a "network of low-carbon climate resilient connected settlements"?
- 2.1.2. Does the strategic policy on Achieving Sustainable Development provide a good framework to ensure that new development is well-connected by sustainable transport?
- 2.1.3. Do you agree with the approach to phase the occupation of development in accordance with the delivery of the critical infrastructure related to transport, utilities, education and health?

(New Strategic Policies – Small Sites)

- 2.1.4. Do have any comments on the specific small sites identified in Seaford?

(Strategic Green Gaps)

- 2.1.5. Are there any other areas you believe should be designated as a Strategic Green Gap that are not currently included?

(Local Green Spaces)

2.1.6. Do you support the Local Green Spaces policy?

2.1.7. Do you have any comments on any Spatial Strategy Policies from the Phase 1 consultation?

(General)

2.1.8. Taking everything into account, do you generally agree or disagree with the proposals in this consultation document?

2.2 The Committee is recommended to receive and note any resident views on these questions and the Spatial Strategy policies and that these will help inform its response to the consultation, being agreed at a further Committee meeting on 12 February 2026.

3. Financial Appraisal

3.1 There are no direct financial implications as a result of this report.

4. Contact Officer

4.1 The contact officer for this report is Isabelle Mouland, Community Engagement and Democratic Services Manager.



Seaford Town Council

Report No:	141/25
Agenda Item No:	6
Committee:	Planning & Highways
Date:	15 January 2026
Title:	Update Report
By:	Isabelle Mouland, Community Engagement and Democratic Services Manager
Purpose of Report:	To notify the Committee of decisions taken by the Planning Authority on planning applications previously considered by this Committee, and any 'for information' updates on Highway matters

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, decisions on planning applications, and updates on highway matters.

1. Information

- 1.1** The attached schedule at Appendix A lists the decisions taken by Lewes District Council (LDC) and South Downs National Park Authority (SDNPA) since the last Committee meeting on applications previously considered by this Committee.

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 141-25 Appendix A

SCHEDULE OF DECISIONS TAKEN BY THE PLANNING AUTHORITY SINCE THIS COMMITTEE'S LAST MEETING ON 17 DECEMBER 2025

Approvals – No Objections from Seaford Town Council

LW/25/0639 – 60 Belgrave Crescent – Erection of two-storey front and single-storey side extensions, addition of front porch.

LW/25/0610 – 5 Beach Close – Replacement of existing hip roof with full gable ends, addition of 1no. rear double dormer, repositioning of existing front dormer with addition of 1no. window, conversion of existing detached garage into habitable space with erection of side extension and alterations to fenestration to the main house and garage.

NOTE: Seaford Town Council added *“subject to a condition being applied that ensures the converted garage into a home office will always be subservient to, and used only by family members of, the main dwelling.”*

Lewes District Council has added the following condition: *“The outbuilding hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling at 5 Beach Close and not for any trade or business purposes (other than to support home working by residents), as a holiday let or as a separate unit of accommodation.”*

LW/25/0624 – 8 Hastings Avenue – Replacement of existing conservatory with single-storey rear extension, removal of existing detached shed and garage and replacement with side porch, enlargement of existing side window.

LW/25/0649 – 7 Hartfield Road – Replacement of existing conservatory with single-storey rear extension.

LW/25/0666 – 89 Sutton Drove – Addition of 1no. front and 1no. rear dormer.

Approvals – Objection from Seaford Town Council

None at the time of writing.

Refusals – Objection from Seaford Town Council

None at the time of writing.

Refusals – No Objection from Seaford Town Council

None at the time of writing.

Tree Works Applications

None at the time of writing.

Withdrawn Applications

None at the time of writing.

Appeals

None at the time of writing.