



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 15 January 2026

Held at Cross Way Church, Clinton Place, Seaford, BN25 1NP at 7.00pm.

Present:

Councillors L Boorman (Vice-Chair in the Chair), S Adeniji, O Honeyman, R Honeyman and J Meek

Steve Quayle, Town Clerk

Isabelle Mouland, Community Engagement & Democratic Services Manager

Cllr S Markwell attended in the public gallery

There were 13 members of the public in attendance.

P50/01/25 Apologies for Absence

Apologies for absence were received from Councillors R Buchanan (Councillor J Meek substituting), J Lord and L Wallraven (Councillor S Adeniji substituting)

P51/01/25 Disclosure of Interests

Councillor S Adeniji declared a non-pecuniary interest in item 5 (Lewes Local Plan - Spatial Strategy Policies) as an East Sussex County Councillor for the ward in which two site allocations are located, and that he would still take part in discussion and vote at this item. Councillor L Boorman declared a non-pecuniary interest in item 4, planning application LW/25/0708, due to being friends with a neighbour and confirmed that she would continue to Chair but not take part in discussion nor vote.

P52/01/25 Public Participation

There was no public participation at this stage of the meeting.

P53/01/25 Planning Applications – For Comment

Planning Applications received in week commencing Monday 1 December

LW/25/0651 – 12 Clementine Avenue – Erection of a self-build detached single dwelling.

It was **RESOLVED** to **OBJECT** to the application on the grounds of overdevelopment.

The proposed development would severely increase the housing density of the area resulting in overdevelopment, which would have an adverse impact on the character and appearance of the area, contrary to policy DM 25 of the Local Plan.

It was also considered that there was insufficient space in the rear garden of 12 Clementine Avenue to accommodate the proposed dwelling.

Properties in the area have reasonably sized rear gardens which are in keeping with the general character of the area. The rear gardens that would be provided for the proposed and the host property would be simply too small, this too would have a serious adverse impact on the character and appearance of the area, contrary to policy DM 25 of the Local Plan.

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.

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

(7.13pm - Councillor R Honeyman joined the meeting)

Planning Applications received in week commencing Monday 8 December

No applications received.

Planning Applications received in week commencing Monday 15 December 2025

LW/25/0719 – 28 Rookery Way – Replacement of existing rear sun lounge with a single storey rear extension.

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

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.

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

Tree Works Applications

No applications received.

P54/01/25 Lewes Local Plan – Spatial Strategy Policies

The Committee considered report 154/25 inviting resident's views and considering the draft Lewes Local Plan Spatial Strategy policies.

*(7.22pm – it was **PROPOSED** to **SUSPEND** Standing Order 3f to allow residents to exceed the four minute restricted speaking limit; the **MOTION** was **CARRIED**.)*

Speaker	Statement
<i>Resident A</i>	<p><i>Raised views on the following subjects for the Committee to consider when it drafts its response to the Lewes Local Plan (LLP) consultation:</i></p> <ul style="list-style-type: none"> • <i>Housing Density</i> • <i>The Town's Character</i> • <i>Light Pollution & Dark Skies</i> • <i>Economy and Tourism</i> • <i>Seaford Neighbourhood Plan</i> • <i>Infrastructure</i> <p><i>Urging the Town Council to do more on publicising the LLP.</i></p>
<i>Town Council Response</i>	Thanked the resident for their contribution.
<i>Resident B</i>	<p><i>Requested that Resident A's views were shared somehow publicly through the Town Council's website and raised views on the following subjects for the Committee to consider when it drafts its response to the LLP consultation:</i></p> <ul style="list-style-type: none"> • <i>Light Pollution & Dark Skies</i> • <i>Infrastructure</i> • <i>Tourism</i>
<i>Town Council Response</i>	Thanked the resident for their contribution.
<i>Resident C</i>	<i>Raised views on Local Green Spaces for the Committee to consider when it drafts its response to the LLP consultation.</i>
<i>Town Council Response</i>	Thanked the resident for their contribution.
<i>Resident D</i>	<i>Raised views on Local Green Spaces for the Committee to consider when it drafts its response to the LLP consultation.</i>
<i>Town Council Response</i>	Thanked the resident for their contribution.
<i>Resident E</i>	<i>Raised views on infrastructure for the Committee to consider when it drafts its response to the LLP consultation.</i>
<i>Town Council Response</i>	Thanked the resident for their contribution.
<i>Resident F</i>	<i>Raised views on inaccuracies in the LLP documentation and car parks not being considered for sites for the Committee to consider when it drafts its response to the LLP consultation.</i>
<i>Town Council Response</i>	Thanked the resident for their contribution.

Speaker	Statement
Resident G	<i>Raised views on tourism for the Committee to consider when it drafts its response to the LLP consultation.</i>
Town Council Response	Thanked the resident for their contribution.
Resident H	<i>Raised views on tourism and the monitoring of Airbnbs in the town for the Committee to consider when it drafts its response to the LLP consultation.</i>
Town Council Response	Thanked the resident for their contribution.
Resident I	<i>Raised views on Airbnbs in the town for the Committee to consider when it drafts its response to the LLP consultation.</i>
Town Council Response	Thanked the resident for their contribution.

(7.59pm – it was **PROPOSED** to **REINSTATE** Standing Order 3f; the **MOTION** was **CARRIED**.)

The Committee discussed the views shared by residents, adding views on further topics such as the rejection of the Seaford Green Gap and inconsistencies in measurements within the LLP documentation.

It was **RESOLVED** 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.

P55/01/25 Update Report

The Committee considered report 141/25 notifying the Committee of decisions taken by the Planning Authority on planning applications previously considered by the Committee, and any 'for information' updates on Highway matters.

It was **RESOLVED** to **NOTE** the report, decisions on planning applications and updates on highway matters.

The meeting closed at 8.17pm

Councillor L Boorman

Vice Chair of the Planning & Highways Committee