



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 12 March 2026

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 Mouland, Community Engagement & Democratic Services Manager

There were no members of the public in attendance.

P63/03/25 Apologies for Absence

There were no apologies for absence.

P64/03/25 Disclosure of Interests

There were no disclosures of interests.

P65/03/25 Public Participation

There was no public participation.

P66/03/25 Planning Applications – For Comment

Planning Applications received in week commencing Monday 19 January

LW/26/0030 – 35 Connaught Road – Extension of existing side dormer, addition of 1no. rear dormer and replacement of first-floor window at front elevation.

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

Planning Applications received in week commencing Monday 26 January

LW/26/0048 – 47 North Way – Single storey rear extension, single storey side garage extension and widening of existing driveway.

It was **NOTED** that the application had been approved by Lewes District Council before the Committee meeting.

Planning Applications received in week commencing Monday 2 February

LW/25/0746 & LW/25/0747 – 41 Steyne Road – Erection of single-storey side infill extension at the rear courtyard space, alterations to fenestration and internal space.

It was **RESOLVED** to **SUPPORT** both applications. The Committee considered the proposed single-storey side infill extension, along with the associated fenestration and

internal alterations, to be sympathetic to the character of the property. The use of appropriate materials and the minimal change to the external appearance were viewed as being in keeping with the conservation objectives of the site.

LW/26/0047 – 12 Lindfield Avenue – Replacement of existing garden building with associated landscaping.

It was **RESOLVED** to **SUPPORT** to the application, requesting that a condition be imposed to ensure the outbuilding remains subservient to the main dwelling and is used solely by family members associated with the primary residence, to prevent its intensification or inappropriate future use.

Planning Applications received in week commencing Monday 9 February

LW/25/0612 – Little Chyngton, Chyngton Lane – Erection of single storey front and rear extensions, garage conversion and demolition of existing outbuilding and replacement with new outbuilding.

It was **RESOLVED** to **OBJECT** to the application. The Committee considered the proposed outbuilding to be excessively large, resulting in an overbearing form that would likely overshadow neighbouring properties, contrary to Policy DM25 of the Lewes Local Plan.

In addition, Policy GB06 of the Seaford Neighbourhood Plan states that outbuildings with a ridged roof should not exceed four metres in height, a requirement the proposed structure does not meet.

Should Lewes District Council be minded to approve the outbuilding, the Committee requests that a condition be imposed to ensure the outbuilding remains subservient to the main dwelling and is used solely by family members associated with the primary residence, to prevent its intensification or inappropriate future use.

The Committee was supportive of the proposed extensions to the main property.

LW/26/0045 – 25 Carlton Road – Single storey ground floor front infill extension.

It was **RESOLVED** to **SUPPORT** the application due to it not changing the shape of the existing property.

LW/26/0059 – 15 Mercread Road – Demolition of existing single story side and rear extension and the erection of a single storey side and rear extension and front porch.

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

Lewes District Council Planning Applications received in week commencing Monday 16

February

LW/26/0076 – 95 Grand Avenue – Demolition of existing conservatory and erection of single storey rear extension.

It was **RESOLVED** to **OBJECT** to the application. The Committee considered the proposal to constitute overdevelopment, as the scale of the rear extension is not proportionally compatible with the existing building, contrary to Policy DM25 of the Lewes Local Plan.

In addition, the extension would project beyond the side wall of the existing dwelling, which is contrary to Policy GB02a of the Seaford Neighbourhood Plan.

Lewes District Council Planning Applications received in week commencing Monday 23

February

LW/26/0083 – 9 Highlands Road – Hip to gable roof extension and addition of rear dormer to create a second floor living space.

It was **RESOLVED** to **OBJECT** to the application. The proposed hip-to-gable roof extension and rear dormer are considered out of keeping with the character of the immediate surroundings and would have an adverse impact on the roofscape, contrary to Policy DM25 of the Lewes Local Plan.

Furthermore, the proposed hip-to-gable alteration would create a significant imbalance within the semi-detached pair, resulting in a visually heavy and asymmetrical roof form. This would be contrary to Policy GB04 of the Seaford Neighbourhood Plan.

Lewes District Council Planning Applications received in week commencing Monday 2

March

LW/26/0064 – 33 Sherwood Road – Change of use from single family dwelling to two self contained flats.

It was **RESOLVED** to **SUPPORT** the application, acknowledging that Seaford is in need of smaller residential units.

However, the Committee requests that a condition be imposed to ensure that the property is restricted to a maximum of two self-contained flats, with no further intensification or subdivision. This is considered necessary due to the limited on-site parking provision and the constraints of the existing property layout.

Tree Works Applications

SDNP/26/00746/TCA – St Andrew's Church, The Street, Bishopstone Village – T1 - Hawthorn – Fell; T2 - Purple Leaf Plum – Fell; T3 - Holly - Prune side over wall.

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

TW/26/0013/TPO – Robin Post, 17 Firle Road - T1 - Sycamore - Reduce to ground level - causing damage to boundary wall and paving. T2 - Sycamore - Reduce to ground level - causing damage to boundary wall and garage roof.

It was **RESOLVED to OBJECT** to the application. The Committee had significant concerns as to whether reducing T1 and T2 Sycamore trees to ground level is truly necessary, considering the drastic nature of the proposed works.

As both trees are protected by Tree Preservation Orders, the Committee wishes to rely on the expert judgement of the Tree Officer to determine whether full removal is justified based on the reported damage to the boundary wall, paving, and garage roof, or whether less severe interventions—such as appropriate pruning or pollarding—could satisfactorily address the issues while retaining the trees.

South Downs National Park Authority (SDNPA) – Stopping Up Order

SDNP/26/00912/FTP – Chyngton Brooks, Eastbourne Road - Stopping up of footpath 27b for a total length of 1520 metres for the National Trust.

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

Planning Applications – For Noting

SDNP/26/00743/FUL – South Hill Barn - Installation of 2no. solar powered car parking pay stations for Seaford Town Council.

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

P67/03/25 Update Report

The Committee considered report 184/25 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 7.49pm

Councillor L Wallraven

Councillor L Wallraven, Chair of the Planning & Highways Committee