



## Seaford Town Council

### Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 9 April 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 was one member of the public in attendance.

#### **P68/04/25 Apologies for Absence**

There were no apologies for absence.

#### **P69/04/25 Disclosure of Interests**

Councillor J Lord declared a non-pecuniary interest relating to planning application LW/26/0077 and that they will not take part in the discussion and vote on this application.

#### **70/04/25 Public Participation**

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

#### **P71/04/25 Planning Applications – For Comment**

The planning and/or tree works applications validated between 2 March and 30 March for the Committee to consider and comment on as a statutory consultee are as follows:

Speaker	Statement
<i>Resident A</i>	<i>Clarified the household waste provision and confirmed that the type of retail for the ground floor was not known at this stage.</i>
Town Council Response	Thanked the resident for their contribution.

**LW/26/0077 – 3 Sutton Park Road** – Change of use of part ground floor from financial services Class E(c)(i) to retail Class E(a), and part ground and first floor from financial services Class E(c)(i) to dwellings Class C3 to provide 3no. self-contained flats and 2no. commercial units; rear extension to existing staircase well, alterations to the front and rear elevations including fenestration and solar panels, and provision of integrated waste storage to front.

It was **RESOLVED to SUPPORT** the application overall, welcoming development of this building; however, the Committee wishes to draw attention to several matters of concern.

Firstly, the Committee has concerns regarding the provision of waste and refuse storage for the proposed ground-floor retail units. Retail premises typically generate significant volumes of waste, and the application does not clearly demonstrate how adequate waste storage and collection arrangements will be accommodated. The Committee considers this an important omission and requests that suitable waste provision be clarified and secured. Secondly, should the Planning Authority be minded to approve the application, the Committee strongly recommends that deliveries associated with the construction works are carefully managed. Given the site's location on one of the town's main and busiest roads, deliveries should be scheduled to avoid peak traffic periods wherever possible, in order to minimise disruption to vehicular and pedestrian movements.

In addition, it would be prudent for the applicant to liaise with neighbouring businesses, particularly Tesco, to coordinate delivery schedules. The arrival of multiple large vehicles at the same time would likely cause congestion and safety concerns in an already heavily used area.

*(7.16pm to 7.19pm – a short break was held, and one member of the public left the meeting)*

**LW/26/0107 – 37 Stafford Road** – Application under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA - to determine if prior approval is required for change of use from veterinary surgery (Class E) to dwellinghouse (Class C3).

**It was RESOLVED to NOT OBJECT to the application.**

The Committee notes that this is an application for prior approval under Class MA of the General Permitted Development Order. Accordingly, the Committee raises no objection in relation to the matters subject to prior approval.

The Committee does, however, wish to record its disappointment at the loss of the veterinary practice, which has served the town for over 50 years. While the Committee recognises that businesses evolve and close over time, it is regrettable that a building already equipped for veterinary use will no longer be available for such a purpose.

**LW/26/0053 – 131 North Way** – Replacement of existing conservatory with single-storey rear extension, enlargement and conversion of existing side garage to provide more habitable space, installation of 2no. rooflights and alterations to fenestration at side elevation.

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

The Committee considers that the proposed single-storey rear extension, with a depth of approximately 5.5 metres, represents an excessive projection that is contrary to Design

Guideline GB02a of the Seaford Neighbourhood Plan, which requires single-storey rear extensions to remain secondary to the original dwelling and not project excessively from the rear wall.

Due to its scale and depth, the extension would significantly extend the existing building line, resulting in a form of development that is likely to appear overly dominant and potentially overbearing when viewed from neighbouring properties. As such, the proposal is considered out of keeping with the character of the surrounding area and contrary to Policy DM25 of the Lewes Local Plan, which seeks to ensure that development respects the scale, form, and amenity of neighbouring dwellings.

The Committee also notes that the application is described as a “replacement of existing conservatory with single-storey rear extension.” However, there is a substantial disparity in scale between the existing conservatory and the proposed extension, and the description understates the extent of the proposed enlargement.

Furthermore, the Committee has concerns regarding the limited level of detail provided within the submitted drawings, particularly in relation to dimensions and scale. This lack of clarity makes it difficult to fully assess the impact of the proposal on the host property and neighbouring amenity.

**LW/26/0038 – 84 Marine Parade** – Extension of existing rear dormer and modifications to Roof.

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

**LW/26/0123 – 60 Belgrave Crescent** – Erection of two-storey front and single-storey side extensions, addition of front porch (AMENDED DESIGN TO APPROVED LW/25/0639)

It was **RESOLVED** to **SUPPORT** the application. The Committee also requests that the applicant give consideration to the installation of swift bricks or swift boxes as part of the construction works, in recognition of the suitability of the property for such measures and the opportunity to enhance biodiversity.

#### Tree Works Applications

**TW/26/0014/TPO – Robin Post, 17 Firle Road** – T1 - Sycamore - bifurcated stem up to 1.5 metres - weak fork to base - crown reduce by approximately 2.5 to 3.0 metres - causing damage to boundary wall and lifting paving by conservatory; T2 - Sycamore - twin stem at 1.2 metres - decay pocket at crotch (weak point) - crown reduce by 2.5 - 3.0 metres approximately - causing damage to boundary wall and damage to garage roof.

It was **RESOLVED** to **SUPPORT** the application. The Committee notes, however, that in line with its previous objections to application TW/26/0014/TPO for this property, no

evidence has been submitted to demonstrate that appropriate expert or advice has been sought.

### **P72/04/25      Update Report**

The Committee considered report 204/25 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 7.47pm

Councillor L Wallraven,  
Chair of the Planning & Highways Committee

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