



Seaford Town Council

Agenda

Planning & Highways Committee Meeting

Thursday 11 June 2026

To the Members of the Planning & Highways Committee, you are summoned to attend a meeting as follows:

Meeting Date	Thursday 11 June 2026
Meeting Time	7.30pm
Meeting Venue	Council Chambers, 37 Church Street, Seaford, BN25 1HG
Members	Councillors L Wallraven (Chair), L Boorman (Vice Chair), R Buchanan, O Honeyman, R Honeyman, J Lord, S Markwell, and R Stirton

Darryl Keech, Deputy Town Clerk

5 June 2026

PLEASE NOTE:

- For members of the public that have registered to attend the meeting, please see the end of the agenda for further details of public access and participation
- 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
- Public arrival time is between 6.45pm – 6.55pm, after which the front door will be locked and public will not be able to gain access to the meeting
- The meeting will be recorded and uploaded to the Town Council's YouTube channel shortly after the meeting

For further information about items on this Agenda please contact:

Email: meetings@seafordtowncouncil.gov.uk

Telephone: 01323 894 870

Postal Address: Seaford Town Council, 37 Church Street, Seaford, BN25 1HG

AGENDA

1. Apologies for Absence

To receive details of any apologies for absence.

To approve or not the reasons for absence.

Please see the Information for Councillors at the end of this agenda for supporting information on this.

2. Disclosure of Interests

To receive any disclosure by councillors of interests that they are aware of in relation to matters on the agenda, whether registered or not, and confirmation of any procedural steps they will take because of this.

Councillors arriving late in the meeting will be asked to confirm if they have any interests to disclose at the point that they arrive.

Please see the Information for Councillors at the end of this agenda for supporting information on this.

3. Public Participation

To deal with any questions, or brief representations, from members of the public physically in the meeting room, in accordance with relevant legislation and Town Council Policy.

4. Planning Applications – For Comment

The planning and/or tree works applications received since the last meeting for the Committee to consider and comment on as a statutory consultee are as follows:

Planning Applications

[LW/26/0258](#) – **St Johns School, 64 Firle Road** – Demolition of existing vacant buildings and the construction of a specialist dementia care village (Use Class C2) with associated day care centre, communal facilities, access from Firle Road, car parking, landscaping and amenity space for S Roe. Please see attached [Report 27/26](#) providing some relevant background information in relation to this application. (pages 6 to 12)

[LW/26/0077](#) (amended design) – **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 for Mr D Archer.

NOTE: This Committee considered application LW/26/0077 at its meeting on 9 April however it has since been amended (on 15 May) and is available for the Committee's further consideration.

[LW/26/0186](#) – **Seaford Football Club, Bramber Road** – Erection of football stand and covered standing area, installation of advertisement boards to picket fence immediately adjacent to the clubhouse and fascia signage to the clubhouse/football stand for Mrs S Scott.

NOTE: Seaford Town Council has not yet approved this as landowner, and it has been made clear to Seaford Town Football Club that planning permission does not equate to landowner permission. This will be brought to the Extraordinary Full Council meeting on 30 June 2026 for the Town Council to make a decision on as landowner.

[LW/26/0187](#) – Seaford Football Club, Bramber Road – Various business advertisement boards fixed to the pitch side barriers, fascia signs to the football stand for Mrs S Scott.

NOTE: Seaford Town Council has not yet approved this as landowner, and it has been made clear to Seaford Town Football Club that planning permission does not equate to landowner permission. This will be brought to the Extraordinary Full Council meeting on 30 June 2026 for the Town Council to make a decision on as landowner.

[LW/26/0211](#) – Bus Shelter Station Approach – Installation of internally illuminated double-sided digital panels as part of the bus stop advertisement for Mr S Evans.

[LW/26/0210](#) – Bus Shelter Opposite Micklefield Cottage, Eastbourne Road – Installation of internally illuminated double-sided digital panels as part of the bus stop advertisement for M S Evans.

[LW/26/0205](#) – Advertising Right 2405 0008 On Bus Shelter Buckle Bypass – Installation of internally illuminated double-sided digital panels as part of the bus stop advertisement for Mr S Evans.

[LW/26/0204](#) – Advertising Right 2405 0005 Opposite 4 Sutton Park Road – Installation of internally illuminated double-sided digital panels as part of the bus stop advertisement for Mr S Evans.

[LW/26/0203](#) – Advertising Right 2405 0004 Opposite 13 Sutton Park Road – Installation of internally illuminated double-sided digital panels as part of the bus stop advertisement for Mr S Evans.

[LW/26/0228](#) – Little Chyngton, Chyngton Lane – Erection of single storey front and rear extensions, garage conversion, demolition and replacement of existing outbuilding for Mr Walmsley.

[LW/26/0233](#) – 43 Southdown Road – Alterations to first floor side windows for Mr M Rummery.

[LW/26/0244](#) – Sutton Corner Garage, Eastbourne Road – Variation of Condition 1 (Approved Plans) in relation to approval [LW/23/0677](#) to amend the roof design, and alterations to fenestration and external materials for J Ridley.

[SDNP/25/04080/FUL](#) & [ESCC/2025/001/CB](#) – Chyngton Brooks, Eastbourne Road – The restoration of intertidal habitat at Chyngton Brooks through the managed breaching of the tidal flood embankment and associated minor earthworks to improve hydraulic functioning and biodiversity for Katie Stephens (The National Trust).

NOTE: This is a re-consultation because further information has been submitted to accompany the application. The Town Council's previously submitted comments will still be taken into account and do not need to be resubmitted. The Committee is invited to consider the additional information submitted.

Tree Works Applications

None received.

5. [South Downs National Park Local Plan Regulation 19 Consultation](#)

To consider report 19/26 noting that the South Downs National Park Local Plan is at regulation 19 stage (pages 13 to 15).

6. [Update Report](#)

To consider report 20/26 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 16 to 19).

- Agenda End -

INFORMATION – MEMBERS OF THE PUBLIC

Public Access:

Members of the public looking to access this meeting will be able to do so by:

1. Attending the meeting in person.

Due to health and safety restrictions, the number of public in attendance will be limited. The Town Council therefore 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 between 6.45 – 6.55pm where you will be shown into the meeting for a 7.00pm start. Please note that the front door of the building will be locked at 6.55pm and remain locked during the meeting for security reasons. As such, if you arrive after this time, you will not be able to access the meeting.

When members of the public are looking to leave, they must be escorted out of the building by a Town Council officer. There is also a signposted back door which can be exited through if required. Entrance through the rear fire escape of the building will not be allowed.

There is a lift for those requiring it to access the first floor. Please note that motorised scooters cannot be brought into the lift. Electric and other wheelchairs can be accommodated but there is a maximum weight limit of 400kg.

Public Participation:

Public participation must take place in person during the designated agenda item or immediately prior to the planning application to which your comments relate. Members of the public may make a verbal statement relevant to an agenda item, for up to four minutes, when invited by the Chair. Speakers do not have to give their name and will be guided by the Chair on when to speak. Statements are recorded in summary form in the minutes of the meeting (without personal details) and public participation will normally last no more than 20 minutes, with the Chair having overall discretion. The full version of the Town Council's Public Participation Policy can be viewed on the [Town Council's website](#).

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 councillors. Comments can be submitted by email to planning@seafordtowncouncil.gov.uk or by post to the Town Council offices.

INFORMATION – COUNCILLORS

Councillor Questions:

Councillor should normally raise queries at the meeting so responses are shared with everyone. If a question needs advance preparation, it should be sent to the report's contact officer beforehand so it can be answered verbally at the meeting.

Councillor Apologies for Absence:

Section 85 of the Local Government Act requires that councillors must attend meetings regularly and that failure to attend any meetings for six consecutive months without an approved reason may lead to disqualification. Apologies must be submitted directly to an officer in advance, include a reason, and be formally approved by the meeting to be recorded. Apologies received late can be considered at the next appropriate meeting, but absences without a reason cannot be approved.

Councillor Interests:

Please see the [Town Councillor Interests Guide](#) for information about what interests councillors must declare, when those interests become a problem for decision-making, and what councillors must do if they have them.



Seaford Town Council

Report Number:	27/26
Agenda Item Number:	4
Meeting:	Planning & Highways
Date:	11 June 2026
Title:	Application LW/26/0258 – St John's School Site
Strategy Programme Ref:	N/A
Purpose of Report:	To introduce and present application LW/26/0258 for the redevelopment of the former St John's School site and to invite the Committee to consider and agree the Town Council's consultation response
Supporting Documents:	N/A
Contact Officer:	Isabelle Mouland, Community Engagement and Democratic Services Manager

Officer Recommendations

1. To note the contents of the report.
2. To consider the Town Council's response to LW/26/0258.

1. Introduction

- 1.1** This report introduces a planning application for the redevelopment of the former St John's School site, Firle Road, and invites the Committee to consider and agree the Town Council's consultation response.
- 1.2** Members will recall that this site has previously been considered through the plan-making process. It was identified within the emerging Lewes District Local Plan (Regulation 18 stage) as Site Allocation SF2, which proposed the site for residential-led development alongside the provision of community recreation space.
- 1.3** At the time of preparing this report:

- The emerging Local Plan remains at draft stage, with limited weight in decision-making
- The allocation itself is therefore not yet adopted policy, but remains a material consideration

1.4 The current application differs from that draft allocation in proposing a specialist dementia care village rather than a residential scheme, and in its approach to the provision of recreation space and playing field mitigation.

1.5 This report summarises the key elements of the application, the supporting information (including sports mitigation proposals), and the main planning considerations to inform the Committee's response.

2. St John's School Site & Surroundings

2.1 The application site comprises the former St John's School, Firle Road, an approximately three hectare site located approximately one mile northwest of Seaford town centre within an established residential area. The site has been vacant since 2023 following closure of the school.



2.2 The surrounding area is characterised by:

- Low-density residential development

- Large, detached dwellings with generous plots
- An Area of Established Character designation
- Strong landscape setting with proximity to the South Downs

2.3 The site includes former buildings (up to three storeys) and playing fields, the latter designated for recreational use.

2.4 The Committee will also recall that, in responding to the draft Lewes Local Plan allocation (Site SF2), the Town Council expressed concerns regarding the scale and form of development proposed on the site. In particular, the Town Council commented:

“Seaford Town Council recognises the potential for redevelopment of part of the St John’s School site. However, the current proposal for 40 dwellings is excessive, inconsistent with the Area of Established Character (AEC), harmful to local infrastructure, and unsupported by transport, design, or environmental evidence. The Town Council therefore strongly objects to the SF2 allocation as drafted and requests its amendment to a significantly reduced and policy-compliant scale.”

2.5 Whilst the current application relates to a different form of development, these earlier concerns regarding scale, character, and infrastructure capacity may remain relevant considerations for this Committee in assessing the proposal.

3. The Proposal

3.1 The application seeks permission for the demolition of the existing school buildings and redevelopment to provide a specialist Dementia Care Village.

3.2 The key components are listed below:

- 81-bedroom care facility arranged in 9 bungalow clusters (each with 9 en-suite bedrooms)
- A Welcome Centre (reception, dining, staff and training facilities)
- A Village Hub with café, shop and social spaces
- Extensive landscaping including gardens, orchard, allotments and walking routes
- Approximately 48 parking spaces and site access from Firle Road

- 3.3** The development is described as a “UK-first” dementia village model, focused on small-scale, domestic-style living environments within a landscape-led setting.

4. Design and Layout

4.1 The form and scale:

- Buildings are predominantly single-storey bungalow clusters
- Designed to reflect a domestic scale and reduce visual impact compared to the existing school
- Layout arranged around a central “village” structure

4.2 The Design Approach

- Resident independence and wellbeing
- Clear wayfinding and safe movement
- Visual connection to outdoor spaces

- 4.3** Clusters are designed so residents can easily orient themselves, with communal spaces visible from bedrooms, reflecting recognised dementia design principles.

5. Landscaping and Ecology

5.1 The scheme adopts a landscape-led masterplan, including:

- Village green and communal gardens
- Sensory planting and therapeutic outdoor spaces
- Orchard, kitchens gardens and circular walking routes

5.2 Ecological considerations include:

- Retention of mature boundary trees
- Protection of badger setts, with buffer zones and mitigation measures
- Creation of new habitats to enhance biodiversity

6. Sustainability

6.1 The proposal includes:

- Low-carbon technologies (e.g. heat pumps, solar PV)
- High-performance building fabric
- Sustainable drainage systems (SuDS)
- Rainwater and water efficiency measures

- 6.2** The development aims to achieve net zero operational carbon.

7. Community Engagement

7.1 The applicant undertook a structured engagement process including:

- Pre-application discussions with the Planning Authority
- A consultation website launched January 2026
- A public exhibition on 23 February 2026

7.2 Members of the public have shared notes from the February 2026 public exhibition:

- The land has been sold subject to planning permission
- The applicant acknowledged a deficit of recreation space but indicated willingness to pay a commuted sum (circa £650,000) instead of retaining the use
- The applicant intends to challenge the draft Local Plan allocation (SF2)
- Evidence will be provided showing local occupancy (within 4–5 mile radius) at similar facilities
- Scheme clarified as 81 beds in 9 clusters
- Ecological considerations include retention of badgers
- Construction period approx. 18 months
- Highways matters remain unresolved (at time of exhibition)
- No North Way access proposed (cost reasons)
- Higher-than-normal parking provision proposed
- The scheme is presented as a “pioneering” model
- Drainage includes attenuation tanks for surface water

7.3 Members may wish to have these points in mind when considering the submitted application documents.

8. Sports Mitigation and Open Space Considerations

8.1 A key issue arising from the proposal is the loss of existing playing field land (approx. 1.56 hectares) associated with the former St John’s School.

8.2 Whilst the applicant notes that the land has no formal history of public access or community use, it remains protected under national and local policy relating to open space and playing fields.

8.3 Paragraph 104 of the National Planning Policy Framework (NPPF) seeks to resist the loss of playing fields unless one of the defined exceptions is met, including:

- Demonstrating surplus provision, or
 - Providing replacement provision, or
 - Delivering alternative provision of greater overall benefit
- 8.4** The applicant accepts that:
- The proposal results in total loss of on-site sports provision
 - Mitigation is therefore required
- 8.5** Rather than providing replacement playing fields on-site or nearby, the applicant proposes an off-site financial contribution secured through a Section 106 Agreement.
- 8.6** Sport England has indicated that a contribution of approximately £200,000 would be appropriate and funding should support delivery of a community 3G Artificial Grass Pitch (AGP) in Seaford.
- 8.7** Sport England has confirmed that the scheme does not strictly comply with the usual requirement for replacement playing fields of equivalent quantity and quality however, in this specific case, they are willing to accept a financial mitigation approach. This is on the basis that:
- A new 3G facility would provide greater overall benefit to sport locally
 - It would:
 - Increase capacity for youth teams
 - Address identified pitch shortages in the coastal area
 - Reduce pressure on existing overused facilities
- 8.8** Subject to securing the contribution, Sport England advises they are “unlikely to object” to the loss of the playing field.
- 8.9** At this stage it should be noted that previous Section 106 contributions (e.g. from the Newlands development) have not yet been spent due to lack of available and suitable sites.

9. Summary of Key Planning Considerations

- 9.1** The Committee is invited to consider the application, focusing on:
- (a)** Principle of Development
 - i. Reuse of a vacant institutional site
 - ii. Loss of designated recreational land
 - (b)** Design & Character
 - i. Whether the scheme respects the Area of Established Character
 - ii. Impact of layout, density and landscaping

- (c) Highways & Access
 - i. Adequacy of parking provision
 - ii. Traffic impacts on Firle Road and surrounding streets
- (d) Flood Risk & Drainage
 - i. Surface water management strategy
 - ii. Long-term resilience
- (e) Ecology
 - i. Protection of badgers and biodiversity enhancements
- (f) Community Benefit
 - i. Level of local need met
 - ii. Contributions (e.g. sports/recreation mitigation)

9.2 Members are invited to formulate and agree a formal response reflecting the balance between the scheme's benefits and these key planning considerations.

10. Financial Appraisal

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



Seaford Town Council

Report Number:	19/26
Agenda Item Number:	5
Meeting:	Planning & Highways
Date:	11 June 2026
Title:	South Downs National Park Local Plan Regulation 19 Consultation
Strategy Programme Ref:	N/A
Purpose of Report:	To present the South Downs National Park Local Plan Regulation 19 Consultation for the Committee to note
Supporting Documents:	N/A
Contact Officer:	Isabelle Mouland, Community Engagement and Democratic Services Manager

Officer Recommendations

1. To note the South Downs National Park Local Plan Regulation 19 Consultation.

1. Introduction

- 1.1** The purpose of this report is to present the South Downs National Park (SDNP) Local Plan Regulation 19 (Proposed Submission) Consultation and to provide context.
- 1.2** The South Downs National Park Authority (SDNPA) is in the process of preparing a new Local Plan which will guide development, land use, and planning policy across the SDNP area, including the land that comes under their jurisdiction within Seaford.

2. Regulation 19 Consultation

- 2.1** The Regulation 19 consultation represents the final stage of public consultation before the Local Plan is submitted to the Secretary of State for independent examination.

- 2.2** This stage differs from earlier consultations as it is focused specifically on whether the Plan is:
- Sound, and
 - Legally compliant
- 2.3** The tests of soundness are set out in national planning policy and require that the Local Plan is:
- Positively prepared
 - Justified
 - Effective
 - Consistent with national policy
- 2.4** Legal compliance relates to whether the Plan has been prepared in accordance with statutory requirements, including the Planning and Compulsory Purchase Act 2004 and associated regulations.
- 2.5** Following this consultation, all representations will be submitted to a Planning Inspector, who will undertake an Examination in Public to determine whether the Plan can be adopted, potentially with modifications.

3. Local Context – Seaford

- 3.1** The Committee will be aware that a number of potential development sites within the SDNP area of Seaford were promoted through earlier stages of the Local Plan process, including sites submitted through the “Call for Sites” and subsequently assessed through the Land Availability Assessment.
- 3.2** This included land at Seaford Golf Course, Firle Road (LE109), which was considered in detail during the plan-making process. However, it is important to note that all potential sites within the SDNP in Seaford have been excluded (rejected) from the Proposed Submission Local Plan following assessment against planning, environmental and SDNP policy constraints.
- 3.3** This means that the Regulation 19 version of the Plan does not allocate any development sites within the SDNP area of Seaford.

4. Assessment and Position

- 4.1** The current consultation is not an opportunity to promote new sites or revisit earlier site assessments. Instead, it is focused on whether the Plan meets the statutory tests of soundness and legal compliance.
- 4.2** Having reviewed the Regulation 19 documentation and supporting guidance, officers consider that:

- The Local Plan has been prepared in accordance with the required legal framework; and
- The Plan appears to meet the national tests of soundness

4.3 On this basis, there are no substantive grounds for the Town Council to submit a formal representation at this stage.

4.4 Therefore, the Committee is recommended to note the SDNP Local Plan Regulation 19 Consultation.

5. Financial Appraisal

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



Seaford Town Council

Report Number:	20/26
Agenda Item Number:	6
Meeting:	Planning & Highways
Date:	11 June 2026
Title:	Update Report
Strategy Programme Ref:	N/A
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
Supporting Documents:	Appendix A - Schedule of decisions taken by the planning authority since this Committee’s last meeting on 12 May 2026
Contact Officer:	Isabelle Mouland, Community Engagement and Democratic Services Manager

Officer Recommendations

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.

Report 20-26 Appendix A

SCHEDULE OF DECISIONS TAKEN BY THE PLANNING AUTHORITY SINCE THIS COMMITTEE'S LAST MEETING ON 12 MAY 2026

Approvals – No Objections from Seaford Town Council

LW/26/0128 – 2 Blatchington Hill – Erection of single-storey side extension, replacement of existing single-storey rear extension, removal of rear chimney, hard landscaping and alterations to fenestration at all elevations.

LW/26/0129 – 7 Folkestone Close – Demolition of existing rear extension, addition of single storey rear extension and installation of rear patio.

LW/26/0136 – 13 Sherwood Road – Addition of 2 nos. rear balconies at lower and ground floor level, replacement of existing rear window with sliding door at ground floor level.

LW/26/0158 – 10 Richington Way – Demolition and replacement of existing timber shed with a single storey outbuilding in rear garden.

NOTE: Approved with a condition that states *“the outbuilding hereby approved shall only be used as accommodation ancillary to and in connection with the use of the main property as a single dwelling house and shall at no time be occupied as a separate or self-contained unit of accommodation. Reason: In order to protect the amenities of neighbouring properties and potential future occupants because the annex is unacceptable as a new dwelling and to comply with LLP2 policies DM28 and DM29.”*

LW/26/0168 – 76 Stafford Road – First floor rear extension and replacement of existing ground floor kitchen roof with a flat roof and 1no. skylight.

LW/26/0178 – 6 Micklefield Way – Replacement of conservatory roof and fenestration amendments, and addition of ground floor single storey side extension.

NOTE: Approved without an amendment for all fenestration to be fitted with obscure glazing to protect residential amenity, as requested by this Committee.

Approvals – Objection from Seaford Town Council

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.

Town Council's objection: The Committee considered the proposal to constitute overdevelopment as 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.

LDC's reason(s) for approval - *Concerns raised by Seaford Town Council regarding overdevelopment have been carefully considered. Whilst the rear extension would project approximately 5.5 metres beyond the original rear wall, it is not considered to represent excessive or incongruous development. The extension would remain single storey, modest in height, and subservient to the host dwelling. Similar extensions are not uncharacteristic within the area and the proposal would not appear unduly dominant. The relationship with neighbouring properties is such that the extension would not result in a significant overbearing impact, loss of outlook, or loss of light. The proposal therefore complies with Policy DM25.*

Whilst the proposed extension represents an increase in built form compared to the existing conservatory, this is a common form of domestic alteration and is not disproportionate to the host dwelling or plot. The proposal would integrate appropriately and would not appear out of keeping with the character of the area.

The Local Planning Authority is satisfied that the submitted plans provide sufficient detail to assess the proposal. The drawings clearly show the scale, siting, and relationship with neighbouring properties, and no further information is required. Taking all matters into account, the proposal is not considered to constitute overdevelopment and does not conflict with the Seaford Neighbourhood Plan or Policy DM25. On balance, the development is considered acceptable.

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

6009869 – 33 Sherwood Road - Change of use from single family dwelling to two self-contained flats.

An appeal has been made to the Secretary of State against the Refusal to Grant planning consent. The appeal will be determined based on Written Representations. There is no opportunity for Seaford Town Council to submit further comments at this stage and its previous written representation has been forwarded to the Planning Inspectorate.

6008233 – Little Chyngton, Chyngton Lane - Erection of single storey front and rear extensions, garage conversion and demolition of existing outbuilding and replacement with new outbuilding.

Noted at this Committee's last meeting, no further updates.