



Seaford Town Council

Agenda

Planning & Highways Committee Meeting

Thursday 3 September 2026

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

Meeting Date	Thursday 3 September 2026
Meeting Time	7.30pm or as soon as the 7pm Full Council meeting finishes, whichever is later
Meeting Venue	Council Chambers, 37 Church Street, Seaford, BN25 1HG
Members	Councillors L Wallraven (Chair), L Boorman (Vice Chair), C Bristow, R Buchanan, O Honeyman, R Honeyman, J Lord, S Markwell, and R Stirton

D.Keech

Darryl Keech, Deputy Town Clerk

25 August 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 7.25pm, 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.

In accordance with Section 85(1) of the Local Government Act 1972, 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 Committee meeting on 6 August, for the Committee to consider and comment on as a statutory consultee are as follows:

Planning Applications

[LW/26/0367](#) – **54 Hawth Park Road** – Erection of single-storey front extension, addition of 3no side rooflights, widening of existing vehicular access/driveway, replacement of existing rear slabbed patio with permeable gravel, thermal upgrades to garage/conservatory and alterations to fenestration for Mr I Kane.

[LW/26/0373](#) – **10 Claremont Road** – Outline planning application for demolition of existing buildings and development of 10 new houses with all matters reserved except access for Mr T Jermyn.

NOTE: This is an outline planning application.

[LW/26/0380](#) – **5 Kingsway** – Single storey rear extension for N Bassett.

[LW/26/0390](#) – **6 Rough Brow** – Demolition of existing shed and erection of double storey side extension for A Cook.

[LW/26/0350](#) – **Salts Recreation Ground, Marine Parade** – Proposed siting of a shipping container for ancillary football club and community use for Mr G McKenzie.

NOTE: As landowner, the Town Council resolved in January 2026 to lease land to Premier Football for the siting of a shipping container and approved, in principle, the grant of a licence for its placement. This approval was subject to planning permission and compliance with any other statutory requirements and regulations.

[LW/26/0363](#) – **92 Hawth Park Road** – Demolition of existing garage and single-storey rear side extension for Mr R Holland.

[LW/26/0383](#) – **11 Lullington Close** – Demolition of existing conservatory and replacement with single storey side extension, installation of solar panels, external wall insulation/render with replacement fenestration, and associated hard/soft landscaping works for Mr D Savage.

Tree Works Applications

[TW/26/0056/TPO](#) – **Chyngton House, North Hamsey Lane** – T1 - Holm Oak - Crown lifting by 2m, Reduction of lowest limb by 3m - To prevent damage to tree T2 - Holm Oak - Crown lifting by 2 m - To prevent damage to tree for Mr D Larkin.

[TW/26/0057/TPO](#) – **2 Willow Drive** – T1, T2, T3 - Holm Oak - Reduction of crown by 3-4m - To maintain tree health and prevent possible damage to property for Mr Eardley.

[TW/26/0062/TPO](#) – **5 St Marys Close** – T1 & T2 - Sycamore - Removal to the ground - To reduce shading and create space for outbuilding for Miss M O'Leary.

[TW/26/0061/TPO](#) – **Street Record, Westdown Road** – T1 & T2 - Corsica pines - Removal of 2 broken limbs - Safety for Mr M Van Der Zwart.

5. [Road Closure Application – Seaford Bonfire](#)

To consider report 92/26 on the application to Lewes District Council by Seaford Bonfire Society for temporary road closures for the Seaford Bonfire on Saturday 17 October 2026 (pages 6 to 10).

6. [Update Report](#)

To consider report 67/26 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 11 to 13).

- 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 for 7.25pm where you will be shown into the meeting. Please note that the front door of the building will be locked at 7.25pm 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. Further guidance on public participation is available to view 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.

Councillor Questions:

If councillors have any questions on the reports and you think that officers may require time to prepare a response, please send these through in writing via email at least 48 hours prior to the meeting. A verbal response will be given when the officer is introducing the item in 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. 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:	92/26
Agenda Item Number:	5
Meeting:	Planning & Highways
Date:	3 September 2026
Title:	Road Closure Application – Seaford Bonfire
Strategy Programme Ref:	N/A
Purpose of Report:	To present details of the proposed road closure application for Seaford Bonfire 2026
Contact Officer:	Isabelle Mouland, Community Engagement and Democratic Services Manager
Supporting Documents:	Appendix A – Road Closure Timings Info Sheet 2026 Appendix B – Procession Route 2026 Appendix C – Fire Site Closures

Officer Recommendations

1. To note the report.
2. To consider submitting any comments on the application to Lewes District Council.

1. Information

- 1.1 The Town Council has been notified of an application to Lewes District Council by Seaford Bonfire Society for temporary road closures for the Seaford Bonfire on Saturday 17 October 2026.
- 1.2 The detailed schedule for the extent and the timing of the closures is attached at **Appendix A**.
- 1.3 A procession map can be found at **Appendix B**, and a map of the fire site at **Appendix C**.
- 1.4 The Committee is invited to consider submitting any comments on the application to Lewes District Council.

2. Financial Appraisal

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

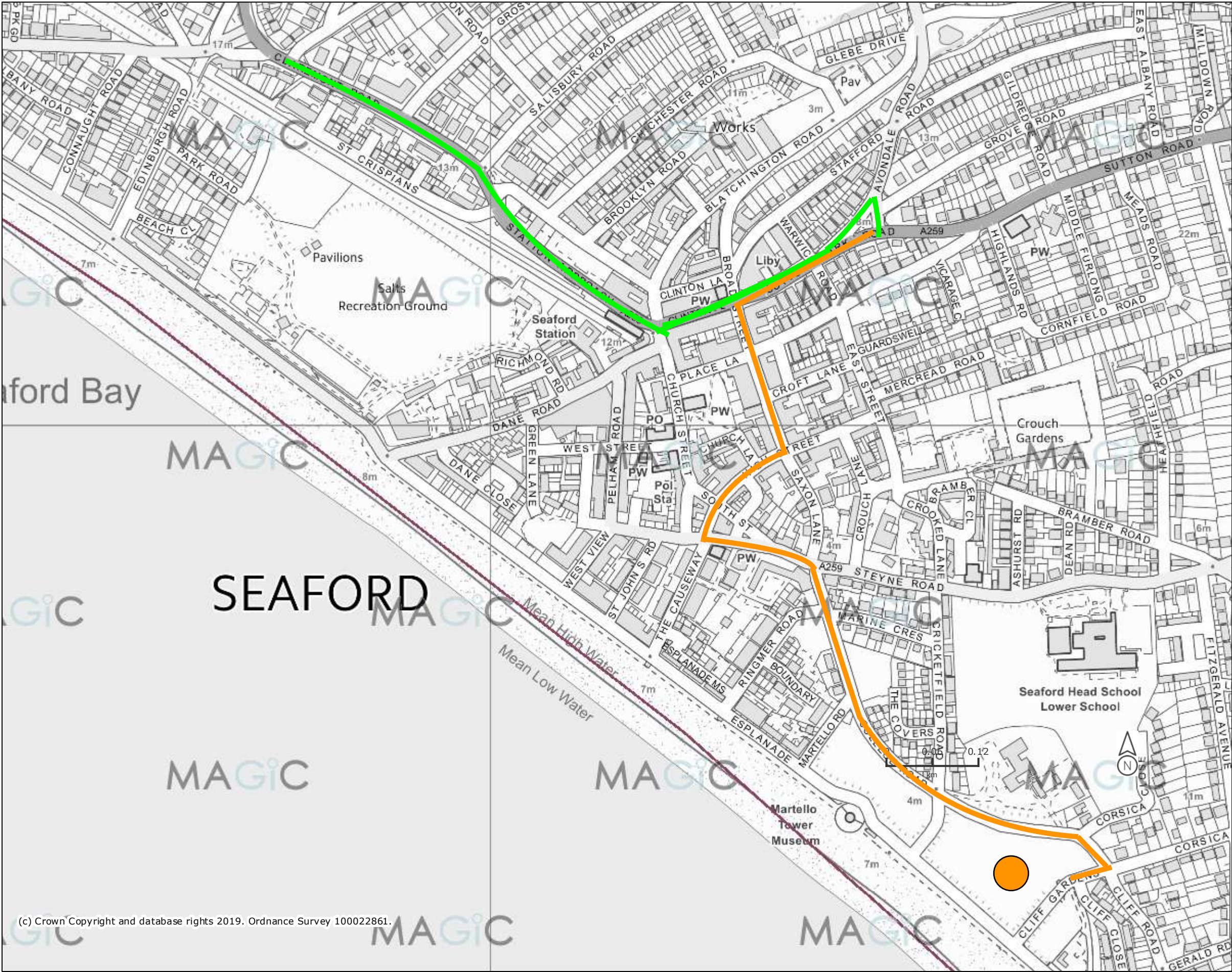


Seaford Bonfire Night Road Closures & Timings (17/10/26)

Road Closed	Closed From	Closed To	Time Closed	Time ReOpened
<i>EVENT SETUP</i>				
Esplanade	Cricketfield Road	Splash Point	06:00	23:30
Seaford Promenade	Cricketfield Road	Splash Point	06:00	23:30
<i>FIRE SITE RESTRICTIONS BEFORE EVENT</i>				
Esplanade	The Causeway	Cricketfield Road	16:30	23:30
College Road	Steyne Road	Corsica Road	16:30	23:30
Martello Road	Esplanade	College Road	16:30	23:30
Cricketfield Road	Esplanade	Steyne Road	16:30	23:30
Corsica Road	College Road	Fitzgerald Avenue	16:30	23:30
Cliff Gardens	College Road	Cliff Close	16:30	23:30
<i>PROCESSION BUILDUP & FORMATION AREA</i>				
Westdown Road	Belgrave Road	Wilmington Road	17:00	19:30
<i>PROCESSION PHASE ONE</i>				
A259 (Claremont Road)	Beacon Road Junction	Station Roundabout	19:00	20:30
A259 (Clinton Place/Sutton Park Road)	Station Roundabout	Sutton Corner Roundabout	19:00	20:30

Seaford Bonfire Society Operations Team

Road Closed	Closed From	Closed To	Time Closed	Time ReOpened
Avondale Road	A259 (Sutton Park Road)	Stafford Road	19:00	20:30
PROCESSION PHASE TWO				
Broad Street	A259	High Street	19:30	21:00
High Street	Broad Street	Steyne Road	19:30	21:00
Steyne Road	The Causeway	Crouch Lane	19:30	21:00
College Road	Steyne Road	Marine Cresent	19:30	21:00



Key:

First Procession —

Grand Procession —

Projection = OSGB36
xmin = 547300
ymin = 98450
xmax = 549000
ymax = 99390

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Seaford Town Council

Report Number:	67/26
Agenda Item Number:	6
Meeting:	Planning & Highways
Date:	3 September 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
Contact Officer:	Isabelle Mouland, Community Engagement and Democratic Services Manager
Supporting Documents:	Appendix A - Schedule of decisions taken by the planning authority since this Committee’s last meeting on 6 August 2026

Officer Recommendations

1. To note the report, decisions on planning applications, and updates on highway matters.

1. Introduction

- 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 67/26 Appendix A

A SCHEDULE OF DECISIONS TAKEN BY THE PLANNING AUTHORITY SINCE THIS COMMITTEE'S LAST MEETING ON 6 AUGUST 2026

Approvals – No Objections from Seaford Town Council

LW/26/0241 – 17 Pelham Place, Pelham Road – Replacement of metal windows with UPVC in basement and ground floor, addition of bay window and alterations to ground floor layout.

LW/26/0334 – 62 Valley Drive – Addition of 1 no. front dormer and modification to roof at front first floor level, alterations to fenestration at rear side elevation of existing extension.

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

TW/26/0045/TPO – 4 Sycamore Close – T1 - Holm Oak - Reduction of lower limb to 600 mm stump and Removal of 2 upper stems towards the road - To reduce weight and mitigate risk from lean and root plate instability T2 - Holm Oak - Removal of dead branch - for safety reasons - APPROVED

Withdrawn Applications

None at the time of writing.

Appeals

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.

Appeal Decision: Split (Part Allowed, Part Dismissed)

Planning permission has been granted for the proposed front and rear extensions, garage conversion and internal alterations, subject to conditions. The proposed new outbuilding/garage was dismissed and remains refused.

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.

Appeal closed for comment and awaiting site visit.