



Seaford Town Council

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

Held in the Council Chambers, 37 Church Street, Seaford, BN25 1HG at 7.00pm.

Present:

Councillors L Boorman (Vice Chair in the Chair), R Buchanan, R Honeyman, J Lord, S Markwell (Sub for Cllr L Wallraven), I Taylor (Sub for Cllr I Taylor)

Isabelle Moulard, Community Engagement & Democratic Services Manager

There were no members of the public in attendance.

P73/05/25 Apologies for Absence

Apologies for absence were received from Councillors O Honeyman and L Wallraven (Chair).

P74/05/25 Disclosure of Interests

Councillor J Lord declared a non-pecuniary interest in item 4 planning application LW/26/0150 confirming that he would not take part in discussion or the vote on this application.

75/05/25 Public Participation

There was no public participation.

P76/05/25 Planning Applications – For Comment

The planning and/or tree works applications validated between 9 April and 6 May for the Committee to consider and comment on as a statutory consultee are as follows:

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

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

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.

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

LW/26/0070 - Little Chyngton, Chyngton Lane - Installation of 20 to 24 ground mounted solar panels at the south west corner of the garden.

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

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.

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

LW/26/0139 - 31 Broad Street - Roof extension to create second floor living space containing 3no. flats.

It was **RESOLVED** to **SUPPORT** to the application, subject to the condition that the concerns raised by the Waste and Recycling Team are appropriately addressed and accommodated.

LW/26/0143 – Maycroft, Eastbourne Road - Continuous use of detached outbuilding as self-contained dwellinghouse with independent access and associated garden/curtilage (Certificate of Lawful Use/Dev (Existing)).

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

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

It was **RESOLVED** to **SUPPORT** the application, subject to a condition requiring that the outbuilding remains ancillary and subservient to the main dwelling, and is used solely by family members or, on an occasional basis, by guests associated with the primary residence, in order to prevent intensification of use or inappropriate future occupation.

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.

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

LW/26/0178 - 16 Micklefield Way - Replacement of conservatory roof and fenestration amendments, and addition of ground floor single storey side extension.

It was **RESOLVED** to **SUPPORT** the application, subject to an amendment ensuring that all fenestration is fitted with obscure glazing to protect residential amenity.

LW/26/0185 - 24 Hawth Crescent - Erection of a detached single garage.

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

LW/26/0150 - 79 Vale Road - Demolition of existing dwelling and erection of 3no. terraced dwellings.

It was **RESOLVED** to **OBJECT** to the application on the following grounds:

- Overdevelopment of the site: The proposal represents an over-intensive form of development that fails to respect the size, constraints, and capacity of the plot. The resulting layout appears cramped and contrived, with insufficient regard to spacing

and the established pattern of development. This is contrary to Policy DM25 of the Lewes Local Plan, which requires development to respond positively to its site and avoid overdevelopment.

- Harm to the character and appearance of the area: Vale Road is characterised by detached and semi-detached dwellings, creating a consistent and spacious pattern of development. The introduction of a terrace of three dwellings would appear out of place and visually intrusive, disrupting the established rhythm and spacing of the street scene. The proposal therefore fails to respect local distinctiveness, contrary to Policy DM25 of the Lewes Local Plan, which requires development to complement and respect the character and appearance of the area.
- Substandard residential accommodation: The Town Council is concerned that the proposed dwellings may fail to meet the Nationally Described Space Standards (NDSS), potentially resulting in substandard living conditions for future occupants.

Should the Planning Authority be minded to grant approval of this application, the Town Council encourages the incorporation of Swift bricks within the development.

Tree Works Applications - none

Planning Applications – To be Noted

The planning and/or tree works applications received since the last meeting on 9 April for the Committee to note – and the reason/s for just being noted – are as follows:

Planning Applications - none

Tree Works Applications

TW/26/0025/TCA - Glebe Drive - T1, T2, T3 - Sycamores - Reduction of lower branches of crowns - overhanging on pond T4 - Elder - Removal of overhanging growth of branches.

Reason for noting – this is the Town Council’s own planning application.

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

TW/26/0021/TPO - 2 The Barn House, Firlie Road - T1 & T2 - Beech - reduce height by a maximum of 4 metres and reduce lateral branches by a maximum of 1.5 metres and Crown thinning by 20% - to manage crown size and density T3 - Beech - reduce height by a maximum of 3 metres and reduce lateral branches by a maximum of 1.5 metres Crown thinning by 10% - to manage crown size and density T4 - Elm - to remove 1x lower limb/stem (overextended over road), cut back to main stem. Reason for noting – this application was approved before the Committee could comment.

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

P77/05/25 Road Closure Application – Seaford Motorfest

The Committee considered report 225/25 reporting on a Road Closure Application received for Seaford Motorfest 2026.

P77.1 It was **RESOLVED** to **NOTE** the contents of the report.

P77.2 It was **AGREED** to provide feedback to Lewes District Council that the use of bollards to prevent parking along Cricketfield Road would support residents in the immediate vicinity in maintaining access to their properties on the day of the event.

P78/05/25 Update Report

The Committee considered report 224/25 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 8.11pm

Councillor L Boorman

Councillor L Boorman,

Vice Chair of the Planning & Highways Committee