



## Seaford Town Council

### Seaford Town Council Planning & Highways Agenda –12 May 2026

#### To the Members of the Planning & Highways Committee

Councillors L Wallraven (Chair), L Boorman (Vice Chair), R Buchanan, O Honeyman, R Honeyman and J Lord

A meeting of the **Planning & Highways Committee** will be held in the **Council Chambers, 37 Church Street, Seaford, BN25 1HG** on **Tuesday 12 May 2026** at **7.00pm**, which you are summoned to attend.

Steve Quayle

Town Clerk

6 May 2026

#### PLEASE NOTE:

- **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
- See the end of the agenda for further details of public access and participation
- Councillor queries on agenda items should be reserved for the meeting so the answer and any subsequent points are shared with all councillors. If however a councillor has a question that officers may need to know in advance to prepare a response, please send this through the contact officer of the report so an answer can be prepared to be shared verbally at the meeting, rather than in advance of the meeting via email

### AGENDA

#### 1. Apologies for Absence

To consider apologies for absence.

#### 2. Disclosure of Interests

To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Seaford Town Council Code of Conduct and the Localism Act 2011, in relation to matters on the agenda.

### **3. Public Participation**

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

In accordance with Town Council policy, members of the public wishing to speak on individual planning applications may do so immediately before each planning application.

### **4. Planning Applications – For Comment**

The planning and/or tree works applications received since the last meeting on 9 April for the Committee to consider and comment on as a statutory consultee are as follows:

#### Planning Applications

[LW/26/0129](#) - **7 Folkestone Close** - Demolition of existing rear extension, addition of single storey rear extension and installation of rear patio for J Beard.

[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 for J Skinner.

[LW/26/0070](#) - **Little Chyngton, Chyngton Lane** - Installation of 20 to 24 ground mounted solar panels at the south west corner of the garden for Mr R Walmsley.

[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 for Mr S Lawrence-Harris.

[LW/26/0139](#) - **31 Broad Street** - Roof extension to create second floor living space containing 3no. flats for Greatglen Estates Ltd.

NOTE: This is a further resubmission of two previously approved planning applications considered by this Committee in 2020 and again in 2023 by the same applicant -

[LW/20/0086](#) & [LW/23/0046](#)

[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)) for Mrs K Machan.

[LW/26/0158](#) - **10 Richington Way** - Demolition and replacement of existing timber shed with a single storey outbuilding in rear garden for Mr W Smith.

[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 for Alex McCormick.

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

**LW/26/0185** - **24 Hawth Crescent** - Erection of a detached single garage for Mr D Heasman.

**LW/26/0150** - **79 Vale Road** - Demolition of existing dwelling and erection of 3no. terraced dwellings for Mr S Wiley.

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

**TW/26/0021/TPO** - **2 The Barn House, Firle 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 for J Gambell. *Reason for noting – this application was approved before the Committee could comment.*

### **5. Road Closure Application – Seaford Motorfest**

To consider report 225/25 reporting on a Road Closure Application received for Seaford Motorfest 2026 (pages 6 to 7).

### **6. Update Report**

To consider report 224/25 reporting on decisions taken by Lewes District Council since the last meeting on applications previously considered by the Committee (pages 8 to 12).

## AGENDA NOTES

For further information about items on this Agenda please contact:

Steve Quayle, Town Clerk, 37 Church Street, Seaford, East Sussex, BN25 1HG

Email: [meetings@seafordtowncouncil.gov.uk](mailto:meetings@seafordtowncouncil.gov.uk)

Telephone: 01323 894 870

Circulation:

All Town Councillors and registered email recipients.

### **Public Access:**

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

1. Attending the meeting in person.

The Town Council asks that you contact [meetings@seafordtowncouncil.gov.uk](mailto: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:**

Members of the public looking to participate in the public participation section of the meeting must do so in person, by making a verbal statement during the public participation section of the meeting.

Below are some key points for public participation in the meeting:

1. Your statement should be regarding business on the agenda for that meeting.
2. You will only be able to speak at a certain point of the meeting; the Chair of the meeting will indicate when this is.
3. You do not have to state your name if you don't want to.
4. If you are unsure of when best to speak, either query this with an officer/councillor ahead of the meeting or raise your hand during the public participation item of the meeting and ask the Chair – they will always be happy to advise.
5. When the Chair has indicated that it is the part of the meeting that allows public participation, raise your hand and the Chair will invite you to speak in order.
6. Statements by members of the public are limited to four minutes and you don't automatically have the right to reply. The Chair may have to cut you short if you overrun on time or try to speak out of turn – this is just to ensure the meeting stays on track.
7. Where required, the Town Council will try to provide a response to your statement but if it is unable to do so at the meeting, may respond in writing following the meeting.
8. Members of the public should not speak at other points of the meeting.
9. A summarised version of your statement, but no personal details, will be recorded in the minutes of the meeting.

## **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 committee members. Comments can be submitted by email to

[planning@seafordtowncouncil.gov.uk](mailto:planning@seafordtowncouncil.gov.uk) or by post to the Town Council offices.



## Seaford Town Council

<b>Report No:</b>	<b>225/25</b>
<b>Agenda Item No:</b>	<b>5</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>12 May 2026</b>
<b>Title:</b>	<b>Road Closure Application - Seaford Motorfest 2026</b>
<b>By:</b>	<b>Isabelle Mouland, Community Engagement and Democratic Services Manager</b>
<b>Purpose of Report:</b>	<b>To present details of a proposed road closure application from Seaford Community Events Committee for road closures for Seaford Motorfest 2026 - for this Committee to consider and comment on</b>

<b>Actions</b>
<b>The Committee is advised:</b>
1. To consider the road closure application.
2. To move to a vote on the motions below.

<b>Recommendations</b>
<b>The Committee is recommended:</b>
1. To note the contents of the report.
2. To consider any comments it may wish to forward to Lewes District Council on the application.

### 1. Information

1.1 Lewes District Council has received an application for a temporary road closure affecting the following streets:

(a) College Road from the junction with Marine Crescent to the junction with Corsica Close.

(b) Cricketfield Road from the junction with Marine Crescent to the junction

with the Esplanade.

(c) The Esplanade from the junction with Cricketfield Road to Splash Point.

1.2 The period covered by the proposed closure is 7am-6pm on Sunday 21 June 2026.

1.3 A map of the requested closure was submitted with the application and can be found below:



1.1 The Committee is requested to note the contents of the report and consider any comments it may wish to forward to Lewes District Council on this application.

## 2. Financial Appraisal

2.1 There are no direct financial implications of this report.

## 3. Contact Officer

3.1 The contact officer for this report is Isabelle Moulard, Community Engagement and Democratic Services Manager.



## Seaford Town Council

<b>Report No:</b>	<b>224/25</b>
<b>Agenda Item No:</b>	<b>6</b>
<b>Committee:</b>	<b>Planning &amp; Highways</b>
<b>Date:</b>	<b>12 May 2026</b>
<b>Title:</b>	<b>Update Report</b>
<b>By:</b>	<b>Isabelle Mouland, Community Engagement and Democratic Services Manager</b>
<b>Purpose of Report:</b>	<b>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</b>

<b>Actions</b>
<b>The Committee is advised:</b>
1. To consider the contents of the report. 2. To move to a vote on the motions below.

<b>Recommendations</b>
<b>The Committee is recommended:</b>
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.

## **3. Contact Officer**

3.1 The contact officer for this report is Isabelle Mouland, Community Engagement and Democratic Services Manager

## Report 224-25 Appendix A

### SCHEDULE OF DECISIONS TAKEN BY THE PLANNING AUTHORITY SINCE THIS COMMITTEE'S LAST MEETING ON 9 April 2026

#### Approvals – No Objections from Seaford Town Council

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

**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).

#### Approvals – Objection from Seaford Town Council

**LW/26/0076 - 95 Grand Avenue** - Demolition of existing conservatory and erection of single storey rear extension (AMENDED DESIGN).

*Town Council's objection: 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.*

**LDC's reason(s) for approval** - *It is considered that the proposed development will not negatively impact the amenity of the occupiers of surrounding properties or be detrimental to the character and appearance of the area. The Proposal therefore complies with local and national policies.*

**LW/26/0083 - 9 Highlands Road** - Hip to gable roof extension and addition of rear dormer.

*Town Council's objection: 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.*

***LDC's reason(s) for approval** - The proposal represents an acceptable form of householder development. It would not cause unacceptable harm to the character or appearance of the area, the visual relationship between the semi detached pair, or the amenities of neighbouring occupiers. The development accords with the relevant policies of the Lewes District Local Plan, the Seaford Neighbourhood Plan and the National Planning Policy Framework.*

**Refusals – Objection from Seaford Town Council**

None at the time of writing.

**Refusals – No Objection from Seaford Town Council**

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

***LDC's reason(s) for refusal** - While the principle of providing additional residential accommodation within the defined settlement boundary is accepted, the proposed conversion results in two dwellings that fail to provide an adequate standard of accommodation for future occupiers. Both units are significantly undersized when assessed against the Nationally Described Space Standards, and the arrangement of accommodation within Unit 2 would effectively create a two bedroom dwelling without sufficient floorspace to support the level of occupancy. In addition, the limited provision of usable and private external amenity space, particularly in the context of a suburban location, further compounds the poor living environment created by the proposal. Taken together, these deficiencies are considered to result in a substandard form of development, failing to achieve high quality design or a satisfactory living environment, and are therefore contrary to Policy CP11 of the Lewes District Local Plan Part 1 and relevant guidance within the National Planning Policy Framework.*

**Tree Works Applications**

**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 – **Refused**

**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. – **Approved**

### **Prior Approvals**

**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). – **The Town Council raised no objections.**

### **Withdrawn Applications**

None at the time of writing.

### **Appeals**

**APP/P1425/6008233 – Little Chyngton, Chyngton Lane** - Erection of single storey front and rear extensions, garage conversion and demolition of existing outbuilding and replacement with new outbuilding.

An appeal has been lodged against the Refusal to grant householder 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.

For information, the Town Council's written representation was:

*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.*