

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 11th AUGUST 2015 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM**

Committee Members

Councillors: Daryll Brindley Job Harris (Chair)
Jean Farmiloe Ann Harrison
Reg Farmiloe Jackie Harrison-Hicks
Lynda Hallett (Vice Chair) Dave Neave

Present

Jean Farmiloe Job Harris (Chair)
Reg Farmiloe Jackie Harrison-Hicks
Lynda Hallett (Vice Chair) Dave Neave

In Attendance

Sally Landers - Administration Officer

PH030 PUBLIC QUESTION TIME

John Robison – East Ward

The resident stated that a planning notice had not been posted at the site with regards to LW/15/0462, 1 South Coast Road.

The resident noted that this site requires special attention and that the proposed design of this development was dark and miserable.

V J Carrick – Acorn Chiropody

With regards to the development proposal to build on Peacehaven car parks, it was noted that Steyning Avenue car park is well used and that if this facility closed it would be detrimental to local businesses.

Mr Carrick requested that Councillors lobby Lewes District Council to save Steyning Avenue car park.

Mr Carrick also stated that local businesses had carried out their own survey to monitor usage of Steyning Avenue car park and had forwarded this to the MP and Mayor and was awaiting a response.

Cllr. J Harris stated that Peacehaven Town Council (PTC) had objected to the plans to build on the car parks

Cllr. J Harrison-Hicks noted that the recycling bins were located at Steyning Avenue car park

Cllr. D Neave noted that residents and businesses also need to lobby Lewes District Council (LDC) too

Cllr. J Harrison-Hicks stated that District Councillors had met with LDC and the developers, Karis and noted that another car park survey will be carried out. There will also be another consultation event, these will be 1:1 sessions with residents. These sessions will be publicised when dates are known.

Cllr. D Neave noted that the previous car park survey had not been a comprehensive study, therefore another survey has been commissioned

Peter Seed – West Ward

The resident wished to endorse the previous comments and re-iterated the need for businesses and residents to lobby LDC and sign the petitions against the proposal

PH031 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (holiday)
Cllr. A Harrison – accepted (ill)

PH032 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr J Harrison-Hicks declared a personal interest in every planning application on the agenda in her capacity as a District Councillor and as a substitute member of the Lewes District Planning Committee. She stated that any views she expressed were purely preliminary comments.

PH033 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 14th JULY 2015

Cllr. J Harrison-Hicks proposed
Cllr. L Hallett seconded

Approved

Debate:-

None

PH034 CHAIR ANNOUNCEMENTS

- We have received a number of enquiries with regards to Lower Hoddern Farm. Lewes District Council Planning Department have confirmed this is a screening process to determine if the developer requires an Environmental Impact Study.
- We have been notified that Lewes District Council has written to licensees of their garages and residents in the locality informing them of site surveys taking place in August and September. The aim is to establish which land is currently providing the best possible services to the District, which requires further development and the potential for housing development.
- Following an enquiry concerning the retrospective planning application LW/15/0525 for a chimney at Unit 4 & 5 Bolney Avenue, Lewes District Planning have confirmed the chimney is required for the extraction of fumes related to the Smart repair unit which is a vehicle spray booth. We are currently awaiting a follow up response from Environmental Health.
- Following further complaints from residents with regards to contractors parking along Arundel Road at the Bovis Homes site, PTC has contacted ESCC Highways to bring it to their attention.

Debate:-

None

PH035 PLANNING APPLICATIONS

LW/15/0415	60 South Coast Road	Planning Application - Erection of enclosed porch for Mr & Mrs A Mills	East
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No Objection

Cllr. J Harrison-Hicks proposed
Cllr. J Farmiloe seconded

Agreed

Other Comments:-

1 x ESCC Archaeology Department – no objection

PH035 PLANNING APPLICATIONS continued

LW/15/0462	1 South Coast Road	Planning Application - Redevelopment of previous fuel service station and motel into 21 new 3 bed plus 5 new 2 bed houses along with 36 car parking spaces for social housing use for Seaview Developments (Sussex) Ltd	East
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Refusal Recommended as this is a prime site and this would be the first sight of Peacehaven when entering the town. The design of this development does not meet the potential of this premium location which if done correctly could be an asset to Peacehaven, any development should have less dwellings, more parking and larger properties.

This development does **not** meet policy 11 (to conserve and enhance the high quality and character of the district's towns, villages and rural environment) and 13 (sustainable travel) of the Core Strategy

Cllr. D Neave proposed
Cllr. R Farmiloe seconded

Agreed

Action: Cllr. J Harrison-Hicks to call in application

Note: PTC have contacted ESCC Highways to bring this application to their attention along with the potential development at 2 South Coast Road as access for each site will be opposite each other on the A259 on the apex of a bend and suggest a roundabout is installed if planning approved

Other Comments:-

- 1 x ESCC Communities, Economy & Transport – County Council infrastructure contribution £93,184 (allocated to Early Years & Primary School)**
- 1 x ESCC Archaeology Department – require programme of archaeological works**
- 1 x Natural England – no objection however requested comments from South Downs National Park**
- 1 x Telereal Trillium – no land ownership conflict however requested comments from BT (Openreach)**

LW/15/0524	12 The Promenade	Planning Application - Front facing flat roof dormer to loft conversion for Ms J Rodgers	East
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No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played.

Sympathetic materials to be used.

Require a Waste Minimisation Plan

Cllr. J Harrison-Hicks proposed
Cllr. R Farmiloe seconded

Agreed

LW/15/0525	Units 4 & 5 Bolney Avenue	Re-advertisement – Amended address Section 73A Retrospective application for the retention of a chimney for Fairlight Coachworks No paperwork – re-advertisement	East
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Noted

PH035 PLANNING APPLICATIONS continued

LW/15/0586	72 The Promenade	Planning Application - Roof raise loft conversion to add two bedrooms one bathroom and a first floor living room for Mr & Mrs S Bradley	East
<p>No Objection with the proviso any permitted development rights are removed.</p> <p>Site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played.</p> <p>Sympathetic materials to be used.</p> <p>Require a Waste Minimisation Plan</p> <p>Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions.</p> <p>Cllr. J Harrison-Hicks proposed Cllr. J Farmiloe seconded</p> <p>Agreed</p>			

LW/15/0601	Anchor Healthcare Centre Meridian Way	Advertisement Consent Application - 1 x internally illuminated fascia, 1 x non illuminated fascia, 1 x internally illuminated projector and 1 x service menu board for Bestway Group	West
<p>No Objection</p> <p>Cllr. L Hallett proposed Cllr. J Harrison-Hicks seconded</p> <p>Agreed</p>			

PH036 PLANNING DECISIONS

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/15/0178	No Comment	Refusal	D
LW/15/0184	Refusal Recommended	Approval	C
LW/15/0224	No Objection	Approval	D
LW/15/0228	No Objection	Approval	D
LW/15/0244	No Objection	Approval	D
LW/15/0250	Refusal Recommended	Approval	D
LW/15/0264	No Comment	Approval	D
LW/15/0276	No Objection	Approval	D
LW/15/0289	No Objection	Approval	D
LW/15/0308	No Objection	Approval	D
LW/15/0314	No Objection	Approval	C
LW/15/0325	Refusal Recommended	Approval	C

PH036 PLANNING DECISIONS continued			
LW/15/0328		No Objection	Approval D
LW/15/0363		Refusal Recommended	Refusal D
LW/15/0382		No Objection	Approval D
LW/15/0432		No Objection	Refusal D
LW/15/0448		No Objection	Approval D
LW/15/0473		No Objection	Approval D
LW/15/0478		No Objection	Approval D
LW/15/0178	147 The Promenade	Planning Application - Demolition of existing side extension, front porch and raised decking area and erection of a roof extension including raising of roof height, front balcony addition and raised patio area for Mr M Brown	West
The Committee requested an LDC Planning site visit as the block plan does not show the other buildings on this plot, the site plan is not correct and the planning notification is not on view at the location.			
LW/15/0184	Land Adjacent 85 The Lookout	Planning Application - Erection of a storage shed/shelter/carport for Mr S Howick	North
<p>Refusal Recommended as the application does not meet the following District Land Registry regulation:- <i>'In order to preserve the uniformity of the front and rear lines of all buildings no person who shall acquire any of the said land shall erect any building the front of which shall be nearer to the road upon which his land abuts as shown on the Estate Plan than ten feet from such road.'</i></p> <p>The Committee re-iterated that this plot should not be used for residential development and is outside the planning boundary</p> <p>Comments:- 1 x ESCC Rights Of Way</p>			
LW/15/0224	123 Arundel Road	Planning Application - Front extension for Mrs D Rego	East
<p>No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Boundary fence should not exceed 1m in height. The view for motorists at the Arundel Road/Victoria Avenue junction should not be obstructed as a result of development.</p> <p>Comments:- 1 x ESCC Archaeology</p>			
LW/15/0228	117 Arundel Road	Planning Application - Conversion of detached bungalow and garage to two x three bedroom semi-detached bungalows for Mr S White	East
<p>No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. An asbestos survey should be carried out prior to demolition. Require a Waste Minimisation Plan.</p> <p>Other Comments:- 1 x Environmental Health 1 x ESCC Archaeology</p>			
LW/15/0244	30 Mitchelldean	Planning Application - Single storey side and rear extension including part conversion of garage for Ms A Godfrey	North
<p>No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions.</p>			

PH036 PLANNING DECISIONS continued			
LW/15/0250	41 Victoria Avenue	Planning Application - Loft conversion including dormer window to rear and ground floor side extension with external staircase over for Mr P Stacey	East
<p>Refusal Recommended however should planning be approved, due to direct access to loft space via external staircase, this property must not be converted to two separate dwellings in the future</p>			
LW/15/0264	Land North Of 56 Keymer Avenue	Advertisement Consent Application - Erection of residential sales stack sign for Thakeham Homes	East
<p>The Committee noted that this was retrospective as signs are already in situ and therefore time spent discussing the application was of no benefit. It should be noted however, if planning is approved, all signs should be removed within one month of the final property being sold.</p>			
LW/15/0276	12 Chene Road	Planning Application - Single storey side extension and hip to gable roof conversion including the insertion of front and rear dormer windows for Mr D Wells	East
<p>No Objection however it was noted that this application was outside the planning boundary. Site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan.</p>			
LW/15/0289	2 The Cedars	Planning Application - Conversion of garage into two bedrooms, conversion of attic into bedroom and ensuite, single storey side extension and erection of twin garage for Lewes Builders Ltd	North
<p>No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. Proposed Cllr. R Farmiloe Seconded Cllr. J Farmiloe Majority Agreed 2 x Refusal Recommended Cllr. A Harrison & Cllr. J Harrison-Hicks</p>			
LW/15/0308	10 Roderick Avenue	Planning Application - Removal of existing and erection of replacement balcony and ground floor rear extension for Mr D Razzell	West
<p>No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. With large sites a vehicle wheel wash system to be used to stop contamination of the public highway. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. Proposed Cllr. L Hallett Seconded Cllr. J Harrison-Hicks Majority Agreed 1 x Abstain Cllr. D Neave Extension to deadline for comments 27/05/15</p>			

PH036 PLANNING DECISIONS continued

LW/15/0314	Balcombe Court Balcombe Rd	Planning Application - Extension to mansard roof by 1.4m, including GRP panels, to accommodate replacement antennas for CTIL and Telefonica UK LTD	West
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No Objection subject to comments in the objection letter

Proposed Cllr. J Harrison-Hicks
Seconded Cllr. R Farmiloe

Majority Agreed

2 x Abstain Cllr. A Harrison & Cllr. D Brindley

Comments:-

1 x Objection letter

Extension to deadline for comments 27/05/15

LW/15/0325	96 The Promenade	Planning Application - Roof extension to create first floor, replacement of entrance porch, creation of balcony and internal alterations to existing layout for Ms M Alderton	West
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Refusal Recommended due to gross over development, un-neighbourly and not in keeping with street scene

Proposed Cllr. J Harrison-Hicks
Seconded Cllr. J Farmiloe

Majority Agreed

1 x No Objection Cllr. D Neave

Comments:- 1 x Objection letter

LW/15/0328	16 Seaview Road	Planning Application - Enlarged store for East Brighton Masonic Centre	East
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No Objection

Proposed Cllr. J Harrison-Hicks
Seconded Cllr. L Hallett

Agreed**Comments:- 1 x No Objection letter**

LW/15/0363	Dayton House Bolney Avenue	Planning Application - Two storey rear extension for Designs In Aluminium	East
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Refusal Recommended due to over development, un-neighbourly, too close to residential properties causing loss of light

Proposed Cllr. A Harrison
Seconded Cllr. R Farmiloe

Majority Agreed

1 x No Objection Cllr. D Brindley

Comments:- 1 x Objection Letter

PH036 PLANNING DECISIONS continued			
LW/15/0382	4A Cornwall Avenue	Planning Application - Ground floor front extension for Mr B Tanner	East
<p>No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. If parking at the front of property required, recommend that the grass verge located between the two crossovers is removed and replaced by tarmac as adopted at other recent similar developments. With large sites a vehicle wheel wash system to be used to stop contamination of the public highway. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions.</p> <p>Proposed Cllr. D Neave Seconded Cllr. D Brindley</p> <p>Majority Agreed 2 x Refusal Recommend Cllr. A Harrison & Cllr. L Hallett 1 x Abstain Cllr. J Harrison-Hicks</p>			
LW/15/0432	94 Phyllis Avenue	Planning Application - Demolition of detached bungalow and construction of a pair of semi-detached four bedroom dwelling houses for Mr & Mrs Banfield	West
<p>No Objection with the proviso 2 off road parking spaces is provided for each property. Site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. An asbestos survey should be carried out prior to demolition. Require a Waste Minimisation Plan. If parking at the front of property required, recommend that the grass verge located between the two crossovers is removed and replaced by tarmac as adopted at other recent similar developments.</p> <p>Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions.</p> <p>Proposed Cllr. L Hallett Seconded Cllr. D Neave</p> <p>Majority Agreed 2 x Refusal Recommended Cllr. A Harrison & Cllr. J Harrison-Hicks</p> <p>Comments:- 1 x Letter (no objection if off-street parking provided) 1 x Environmental Health</p>			
LW/15/0448	Greenwich House Meridian Centre Greenwich Way	Consultation by ESCC - Erection of canopy and 1.8 metre high close boarded fencing to east elevation for Planning Policy Development Management Team (ESCC Ref: LW/3273/CC)	West
<p>ESCC Application</p> <p>No Objection Proposed Cllr. L Hallett Seconded Cllr. J Harrison-Hicks</p> <p>Agreed</p>			
LW/15/0473	Nought Capel Avenue	Planning Application - Insertion of front & rear dormer windows to east & west elevations and fixed window to south elevation gable end wall for Mr S Brickell	East
<p>No Objection with the proviso fixed, obscured windows installed if overlooking neighbouring properties. Site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used.</p> <p>Proposed Cllr. D Brindley Seconded Cllr. J Harrison-Hicks</p> <p>Agreed</p>			

PH036 PLANNING DECISIONS continued

LW/15/0478	79 South Coast Road	Planning Application - Change of use from a B1 (garage workshop) to A1 (retail) for Star Group Deadline for comments extended to 15/07/15	East
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No Objection

Cllr. J Farmiloe proposed
Cllr. R Farmiloe seconded

Agreed

Noted

PH037 TO CONFIRM DATE OF NEXT MEETING – 1st SEPTEMBER AT 7:30pm

Agreed

THE MEETING ENDED AT 8:15 pm

SIGNED:

DATED: