

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 2nd May 2017 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM**

Committee Members

Councillors:	Daryll Brindley	Ann Harrison
	Reg Farmiloe	Jackie Harrison-Hicks
	Brian Gosling	Andy Loraine (Vice Chair)
	Lynda Hallett	Melvyn Simmons

Present

Councillors:	Jean Farmiloe (Chair of Council)	Lynda Hallett
	Reg Farmiloe	Ann Harrison
	Brian Gosling	Melvyn Simmons

In Attendance

Sally Landers - Administration Officer

GENERAL BUSINESS

PH268 CHAIR ANNOUNCEMENTS

Health & Safety Announcement

We are not expecting any emergency evacuations from the building, however In the event of an emergency, please leave the building by the safest route possible and meet on the grassed area on the opposite side of the car park. Do not re-enter the building until you are informed by a member of staff that it is safe to do so.

Please also switch your mobile phones to silent and refrain from using them during this meeting.

Out of Courtesy this evening we have to remind you that this meeting is being audio recorded. The right to record, film and to broadcast meetings of the Council, committees and subcommittees was established following the Local Government Audit and Accountability Act 2014. A copy of the legal definition of this **PROTOCOL ON THE FILMING, PHOTOGRAPHING AND RECORDING OF COUNCIL and COMMITTEE AND SUB-COMMITTEE MEETINGS** is on your seat.

Lower Hodder Farm Development

Peacehaven Town Council discussed planning application LW/17/0226 for Lower Hodder Farm at an Extra Ordinary meeting on 19th April. The Council's response to this application has been displayed on the i board and forwarded to Lewes District Council, this response is also available on our website.

At the meeting it was noted that it would not be advisable for **ANY** further development to take place in the town until all the issues raised have been rectified.

Roderick Avenue North/Telscombe Road

Residents have raised concerns as a result of work being carried out at this plot and in particular with any demolition plans to remove the building on this site due its asbestos content.

We have been in contact with Lewes District Council and they are sending an inspector to assess the work and ensure that it is safe and that any relevant planning and safety legislation is being implemented.

Signed



242

Date 23/05/17.

P&H Minutes 02/05/17

3 Bramber Avenue

We have been advised that the application to change the use of 3 Bramber Avenue from a nursing home to an HMO has been refused.

This information was received too late to be included on agenda item 8 (Planning Decisions) and will be recorded as such on the next agenda.

Potholes

Thanks to Cllr. Jackie Harrison-Hicks for chasing the poor repair to a pot hole on Arundel Road, this will be corrected on Wednesday 3rd May.

Lamp Posts

A lamp post in Arundel Road which was lying at the side of the road was reported and ESCC Highways completed the repair in March.

PH269 PUBLIC QUESTION TIME

Sue Griffiths – North Ward

The resident raised the following queries:-

- The planning notices for the Lower Hoddern Farm development are still sited in the wrong place
- Following the Extra Ordinary meeting on 19th April will the planning application on this agenda for the land at Telscombe Road, between Highsted Park and Greenacres, come under the resolution 'no further development'?
- The planning application for temporary classrooms at Meridian School is not a good solution for the children of Peacehaven
- With regards to the planning application at 2 Southview Road, there is an apple orchard at this site which cannot be protected by TPO's

Action: Contact LDC Planning with regards to planning notices for the Lower Hoddern Farm development still sited in the wrong place

Rob Elliott – North Ward

The resident noted that a previous application for the land at Telscombe Road, between Highsted Park and Greenacres had been granted planning if the sewage arrangements were corrected. The resident stated the current application does not correct the sewage issue at this site. The resident also raised the current parking problem at the location along with the Lewes District Council planning notification letter not being sent to enough residents in the area.

Mr. Scullion

The resident raised objections to the planning application at 2 Southview Road due to:-

Signed 

243

Date 23/05/17.

PH269 PUBLIC QUESTION TIME continued

- Over development
- Out of keeping with the location which consists of bungalows inhabited by pensioners
- In total this application will increase capacity by twelve bedrooms
- Bee Road is a dead end, will a fence be erected if the Lower Hoddern Farm development goes ahead

Cllr. J Farmiloe noted the questions raised stating the planning applications queried will be discussed during this meeting

PH270 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (family commitments)

Cllr. J Harrison-Hicks – accepted (illness)

Cllr. A Loraine – noted (work commitments)

PH271 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

None

PH272 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 4th April 2017

Cllr. L Hallett proposed

Cllr. B Gosling seconded

Approved

Debate:-

Cllr. A Harrison queried if the need for additional yellow lines at the Ascension Church in Arundel Road had been raised at the SLR meeting

S Landers confirmed this had been included on the SLR agenda

Action: Check SLR response to the request for additional yellow lines at the Ascension Church in Arundel Road

Signed



244

Date

23/05/17.

P&H Minutes 02/05/17

REPORTS

PH273 PLANNING APPLICATIONS

LW/17/0179	Meridian Court 38 Cavell Avenue	Planning Application - Conversion of 3 bedroom flat into two 1 bedroom flats for Housing Services Due to restricted timescales and in order to forward comments prior to LDC Committee on 26/04/17, this was discussed informally following the P&H's meeting on 04/04/17 and comments submitted to LDC on 05/04/17. Comments are as follows:-	West
------------	---------------------------------------	--	------

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. 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. Any damage to the grass verges during construction must be repaired by the developer. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.

LW/17/0193	Land Rear Of 53 Cissbury Avenue	Planning Application - Erection of block of four self-contained flats (renewal of approval reference LW/13/0612 for Peters Builders) 04/04/17 Request to extend deadline for comments	East
------------	---------------------------------------	---	------

Refusal Recommended due to:-

- Inadequate infrastructure
- Increase in air pollution due to congestion on A259
- Development will increase traffic congestion
- Currently there are parking issues at this location which will increase significantly
- Out of keeping with street scene
- Impact on neighbouring residents (loss of privacy)
- Indadequate access to development

Cllr. M Simmons proposed
Cllr. L Hallett seconded

Agreed

Comments

1 x Objection letter


LW/17/0197	Units D3 To D4 Meridian Industrial Estate Hoyle Rd	Planning Application - Erection of 1.8m high galvanised steel security fencing to perimeter of site for Fairlight Coachworks Deadline extended to 03/05/17 for comments	West
------------	---	---	------

No Objection

Cllr. L Hallett proposed
Cllr. M Simmons seconded

Agreed

Signed



245

Date

23/05/17

P&H Minutes 02/05/17

PH273 PLANNING APPLICATIONS continued			
LW/17/0234	1A Lea Road	Planning Application - Alterations to dwelling to create two properties for Mr D Wood	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Inadequate infrastructure • Increase in air pollution due to congestion on A259 • Development will increase traffic congestion • Being as the address is 1A this plot has already been divided and developed • Back garden development • Inadequate off road parking provided for • Currently there are parking issues at this location which will increase significantly • Over developed <p>Cllr. R Farmiloe proposed Cllr. M Simmons seconded</p> <p>Agreed</p>			
LW/17/0235	91A South Coast Road	Planning Application - Creation of rear access to first floor with new dormer to first floor kitchen area for Ms Kearney	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. Vehicles belonging to construction staff should not block access for other residents and should not be parked on grass verges or at junctions. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30</p> <p>Cllr. M Simmons proposed Cllr. B Gosling seconded</p> <p>Agreed</p>			
LW/17/0256	42 Southview Road	Planning Application - The erection of a single storey extension to an existing bungalow, to allow the formation of two semi-detached bungalows, including the erection of a 1800mm high fence for Mr Chris Anderson	North
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Inadequate infrastructure • Increase in air pollution due to congestion on A259 • Development will increase traffic congestion • Impact on locality • Back garden development • Inadequate off road parking provided for • Perimeter fence too high which would have an adverse effect on road safety <p>Cllr. R Farmiloe proposed Cllr. M Simmons seconded</p> <p>Agreed</p> <p>Comments 3 x Objection letters</p>			

Signed



246

Date

23/05/17

P&H Minutes 02/05/17

PH273 PLANNING APPLICATIONS continued

LW/17/0291	18 Vernon Avenue	Planning Application - Demolition of existing two rear extensions, creation of a new flat roofed extension, internal alterations for Mr D Crowhurst	East
-------------------	-------------------------	---	-------------

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. Any damage to the grass verges during construction must be repaired by the developer. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30

Cllr. M Simmons proposed

Cllr. B Gosling seconded

Majority Agreed

Against Cllr. R Farmiloe

LW/17/0294	Land Between Greenacres And Highsted Park Telscombe Road	Planning Application - Erection of five 2 storey 3 bedroom residential houses with associated refuse, recycling and cycle storage areas, a new vehicular access and eight private parking spaces for Gesmet Holdings And Investments Ltd	North
-------------------	---	--	--------------

Refusal Recommended due to:-

- Inadequate infrastructure
- Increase in air pollution due to congestion on A259
- Development will increase traffic congestion
- This location requires additional sewage pumps (as can be found at Greenacres development adjacent to site) which this application does not take into account
- Currently there are parking issues at this location which will increase significantly
- Over developed

Cllr. A Harrison proposed

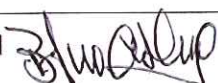
Cllr. M Simmons seconded

Agreed

Comments

4 x Objection letters

Signed



247

Date

23/05/17.

P&H Minutes 02/05/17

PH273 PLANNING APPLICATIONS continued

LW/17/0314	Meridian Community Primary School Roderick Avenue North	Consultation by ESCC - Retrospective application for the retention of an existing double mobile classroom for 5 years for ESCC	North
-------------------	--	--	--------------

Refusal Recommended, ESCC has been granted planning permission to extend Meridian School which subsequently has been put on hold due to the need for primary school places decreasing. If this is the case why are temporary classrooms required?

With the permanent structure no longer being considered by ESCC, Peacehaven Council feels that there is no need for temporary classrooms and as such objects to this application for the following reasons:-

- The portable classrooms constitute building within the confines of another property.
- They are out of keeping with the street scene and other buildings on that site.
- They are of poor design.
- They inadequately support the infrastructure in the town.
- They are not adequately equipped for parking facilities on site.
- The additional children attending the school has an impact on local parking and highway safety.
- The approval of this application, retrospective or otherwise will exacerbate existing traffic problems and increase traffic congestion in the local area.

Whilst we appreciate this is down to the County Council to deliver projects such as this, they cannot expect us to recommend this (or any other) application, when plans to build permanent structures has been withdrawn.

Cllr. A Harrison proposed
Cllr. M Simmons seconded

Agreed (*Letter from ESCC postponing expansion, sent with comments to LDC*)

LW/17/0325	2 Southview Road	Planning Application - Demolition of the existing bungalow and erection of 2 x 4-bedroom semi-detached houses and 1 x 4-bedroom detached house. for P L Projects	North
-------------------	-----------------------------	--	--------------

Refusal Recommended due to:-

- Inadequate infrastructure
- Increase in air pollution due to congestion on A259
- Development will increase traffic congestion
- Out of keeping with street scene
- Over development
- Unneighbourly
- Currently there are parking issues at this location which will increase significantly

Cllr. M Simmons proposed
Cllr. B Gosling seconded

Agreed

Comments 1 x Objection letter

Signed



248

Date

23/05/17.

P&H Minutes 02/05/17

PH274 INFORMATION TO NOTE

Noted

Debate:-

Cllr. J Farmiloe informed Members that if more than one car displays a 'car for sale' sign with the same contact details they can be reported and will be removed.

PH275 PLANNING DECISIONS

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/17/0048	No Objection	Planning Permission	D
LW/17/0106	PTC Not Consulted	Certificate of Lawful Use or Development	D
LW/17/0177	No Objection	Planning Permission	D
LW/17/0215	No Objection	Certificate of Lawful Use or Development	D
LW/17/0048	291 South Coast Road	Planning Application - Section 73A Retrospective application for the change of use from letting agent to car sales for Country Cars Sussex Ltd	West

No Objection

Cllr. L Hallett proposed
Cllr. M Simmons seconded

Agreed

Comments

1 x Objection letter (highway's hazard, inadequate access, noise, parking fumes, too many car sale places on A259)

LW/17/0106	2 Rowe Avenue	Garage conversion	
------------	---------------	-------------------	--

PTC not consulted

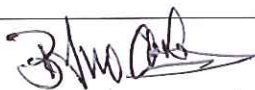
LW/17/0177	67 The Lookout	Planning Application - Demolition of existing single storey side extension and erection of a two storey side extension (re-submission of LW/16/0333) including first floor rear balcony for Mrs H Salisbury	North
------------	----------------	---	-------

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. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30

Cllr. J Harrison-Hicks proposed
Cllr. B Gosling seconded

Agreed

Signed



249

Date

23/05/17

P&H Minutes 02/05/17

PH275 PLANNING DECISIONS continued

LW/17/0215	52 Roundhouse Crescent	Certificate of Lawful Use/Dev (Proposed) - Loft conversion and addition of windows to front and rear elevations at second floor for Mr C Taylor	East
-------------------	-------------------------------	--	-------------

No Objection with the proviso plans comply with building regulations with regards to removal of trusses.

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. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.

Cllr. R Farmiloe proposed

Cllr. B Gosling seconded

Agreed

Noted

NEXT MEETING

PH276 TO CONFIRM DATE OF NEXT MEETING – Tuesday 23rd May 2017 at 7:30pm

Noted

THE MEETING ENDED AT 8:10pm

Signed



250

Date

23/05/17

P&H Minutes 02/05/17

