

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE  
HELD ON TUESDAY 3<sup>rd</sup> MAY 2016 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**

Councillors:	Jean Farmiloe	Job Harris (Chair)
	Reg Farmiloe	Ann Harrison
	Brian Gosling (sub)	Jackie Harrison-Hicks
	Lynda Hallett (Vice Chair)	

**In Attendance**

Sally Landers - Administration Officer

**GENERAL BUSINESS**

**PH124 CHAIR ANNOUNCEMENTS**

**Public Questions Update**

A resident raised a planning query with regards to 33 Glynn Road, we have contacted Lewes District Council and await a response.

A resident raised the issue of trees which are overhanging on Greenwich Way, approaching the Sutton Avenue roundabout. This has been reported by Peacehaven Town Council via Fix My Street and the latest information received confirms the local Highway Steward will carry out an inspection.

A request for a larger 'no through road' sign at Roderick Avenue North was raised at the SLR meeting, currently a standard size sign is in place however a larger sign will now be installed

**Yellow Lines**

The deadline to request additional yellow lines was 30<sup>th</sup> April. Peacehaven Town Council received the following from:-

- Cllr. Jean Farmiloe – extension of yellow lines at Seaview Road
- Cllr. Jackie Harrison-Hicks – the Dorothy Avenue and Arundel Road junction
- Cllr. Rachael Coles – the Phyllis Avenue and Arundel Road West junction
- Cllr. Ann Harrison – the Malines Avenue and A259 junction

The requests were submitted on 28<sup>th</sup> April to ESCC.

All yellow line requests will be assessed and prioritised before a decision is made.

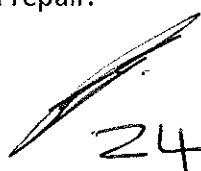
**Tudor Rose Bus Shelter**

The Town Manager is obtaining quotes to replace the Tudor Rose bus shelter as the current structure is beyond repair.

Signed

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## PH124 CHAIR ANNOUNCEMENTS continued

Once all quotes have been received a report will be presented to this Committee for consideration.

### Events

On Friday 6<sup>th</sup> May there will be a re-run of the cliff top projection with historic Peacehaven photographs, this will take place at the Church of the Ascension at 7:30pm.

There will be bingo on Friday 20<sup>th</sup> May at Community House.

### **Debate:-**

None

## PH125 PUBLIC QUESTION TIME

### **Mae Pond – North Ward (Peacehaven & District Residents Association)**

The resident queried page 2/9 with regards to the ESCC Highways contract with Constrain and the purpose of this

*Cllr. J Harrison-Hicks confirmed this is the company who have been awarded the ESCC Highways maintenance contract and that the correct name is Costain*

The resident stated that replacing missing curb stones with tarmac is dangerous and queried page 4/9 with regards to the 'original location' for the proposed telecommunications mast

Cllr. A Harrison confirmed the location as being the Good Companions car park

### **Alan Sargent – West Ward**

The resident raised the following public safety issues:-

- (i) An update with regards to the claim following an incident in a play area which resulted in bruising.
- (ii) The seat dedicated to Robin Allan at The Dell requires replacement.
- (iii) The fence at The Dell needs repairing.
- (iv) The contractor replacing the banner board at The Dell was using a chain saw close to the public footpath.
- (v) The vehicle belonging to the contractor replacing the banner board at The Dell had not parked their vehicle off road.
- (vi) Has the contractor replacing the banner board at The Dell provided a method statement and as a result a risk assesement before commencing this work.

*Cllr. J Harris queried if the resident had reported these issues*

The resident confirmed these issues had only been seen that day

**Action: Cllr. J Harris to investigate these issues**

Signed

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## PH125 PUBLIC QUESTION TIME continued

Cllr. R Farmiloe noted that the Greenwich Road signpost had been reported missing two months ago and that this had not been resolved. Cllr. R Farmiloe also stated that the Seaview Road bus shelter was leaking

**Action: The Seaview Road bus shelter is leaking, investigate who is responsible for the bus shelter**

## PH126 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (family commitments) Cllr. B Gosling substituted  
Cllr. D Neave – noted (work commitments)

## PH127 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.

## PH128 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 5<sup>th</sup> April 2016

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

**Approved**

**Debate:-**

None

## REPORTS

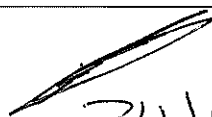
### PH129 PLANNING APPLICATIONS

LW/16/0009	64 The Promenade	Loft conversion with south facing terrace	East
<p><b>No Objection</b> – 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> <p>Any damage to the grass verges during construction must be repaired by the developer.</p> <p>All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>Cllr. J Harrison-Hicks proposed Cllr. R Farmiloe seconded      <b>Agreed</b></p>			

Signed

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PH129 PLANNING APPLICATIONS continued			
LW/16/0017	37 South Coast Road	Planning Application - Creation of a dropped kerb for Mr G Esposito	East
<p><b>No Objection</b></p> <p>Cllr. J Harrison-Hicks proposed Cllr. B Gosling seconded</p> <p><b>Majority Agreed</b></p> <p>Cllr. A Harrison abstained</p> <p><u>Comments</u></p> <p>1 x ESCC Highways <b>recommends refusal</b></p>			
LW/16/0106	214 Arundel Road Central	Planning Application - Proposal for a new gable ended roof, including 2 dormers to east elevation facing Roderick Avenue for Mr M Light	West
<p><b>No Objection</b> – 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> <p>Any damage to the grass verges during construction must be repaired by the developer.</p> <p>All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30. An asbestos survey should be carried out prior to demolition.</p> <p>Cllr. L Hallett proposed Cllr. B Gosling seconded</p> <p><b>Agreed</b></p> <p><u>Comments</u></p> <p>1 x Objection from neighbour</p>			
LW/16/0182	35 Flint Way	Planning Application - Section 73A Retrospective application for the retention of a ground floor rear extension for Mr & Mrs N Pitkethly	East
<p><b>Refusal Recommended</b> – The Committee raised concerns that this application was retrospective and should have gone through the appropriate planning procedure in order to resolve any issues prior to any work being done</p> <p>Cllr. A Harrison proposed Cllr. J Farmiloe seconded      <b>Agreed</b></p>			

Signed

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**PH129 PLANNING APPLICATIONS continued**

<b>LW/16/0199</b>	<b>42 Victoria Avenue</b>	Planning Application - Conversion of existing garage to form granny annex including increase in roof height and extension to rear for Ms S Williams	<b>East</b>
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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.

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. J Harrison-Hicks proposed

Cllr. L Hallett seconded

**Majority Agreed (Chair deciding vote)**

Cllr.'s J Farmiloe, R Farmiloe & A Harrison against

<b>LW/16/0200</b>	<b>10 Stanley Road</b>	Certificate of Lawful Use/Dev (Existing) - Residential family home and garden for Mr A Jones	<b>North</b>
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**Refusal Recommended** – having seen a photograph of the property taken on 02/05/16, the following issues were raised:-

- The hedge located at the front and side of the property is overgrown and should be reduced to a height of 2m
- It was noted that a TPO is in place however the tree at the front of the property has been cut recently – was this work approved?

Cllr. R Farmiloe proposed

Cllr. J Farmiloe seconded

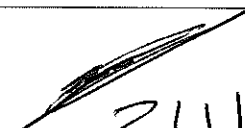
**Agreed**

**Action:** Has the tree works at 10 Stanley Road been approved under TPO regulations

Signed

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**PH129 PLANNING APPLICATIONS continued**

<b>LW/16/0206</b>	<b>9 Morestead</b>	Planning Application - Second floor rear extension over existing single storey rear extension with pitched roof over, balcony to rear elevation and window to side elevation for Mr D Harding	<b>North</b>
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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. Vehicles belonging to construction staff should not block access for other residents and should not 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.

The new window on southern side elevation should be obscure glass and top opening only as per recommendation of neighbour

Cllr. B Gosling proposed  
Cllr. R Farmiloe seconded

**Majority Agreed**

Cllr. L Hallett against

**Comments**

**1 x Objection** (new window on southern side elevation will overlook front door and bedrooms – the use of obscure glass as proposed, will only prevent overlooking when window closed. No objection if obscure glass and top opening only)

<b>LW/16/0231</b>	<b>37 Southdown Avenue</b>	Planning Application - Change of use from communal space to one-bedroom bungalow for Lewes District Council	<b>East</b>
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**No Objection**

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

**Agreed**

<b>LW/16/0232</b>	<b>25 Downland Avenue</b>	Planning Application - Change of use from communal space to one-bedroom bungalow for Lewes District Council	<b>East</b>
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**No Objection**

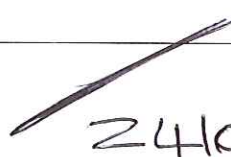
Cllr. J Harrison-Hicks proposed  
Cllr. L Hallett seconded

**Agreed**

Signed

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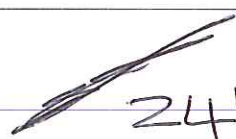
PH129 PLANNING APPLICATIONS continued			
LW/16/0254	Unit 3 Quay Units Bolney Avenue	Change of use from B1 to B2 for the purpose of producing beer on a micro scale, to be distributed via wholesale	East
<p><b>No Objection</b> – the Committee suggested the beer should be named ‘Peacehaven Beer’</p> <p>Cllr. J Harrison-Hicks proposed Cllr. L Hallett seconded</p> <p><b>Agreed</b></p>			

PH130 PLANNING DECISIONS			
PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/15/0194	No Objection	Planning Permission	D
LW/16/0013	No Objection	Planning Permission	D
LW/16/0046	No Objection	Planning Permission	D
LW/16/0055	No Objection	Planning Permission	D
LW/16/0097	No Objection	Planning Permission	D
SDNP/16/00611/HOUS	No Objection	Planning Permission	D
LW/15/0194	Land On The North Side Of Arundel Road	Planning Application - Amendment to configuration of plots 18-25 on previous approved LW/13/0644 (Erection of 55 dwellings comprising a mix of 2, 3 and 4 bedroom houses and associated garages, parking and landscaping) for Bovis Homes Ltd	East
<p><b>No Objection</b> Cllr J Harrison-Hicks abstained</p>			
LW/16/0013	45 Lincoln Avenue	Planning Application - Demolition of the existing bungalow and erection of two x three bedroom semi-detached chalet bungalows for Petronella Properties Ltd	West
<p><b>No Objection</b> 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. 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.</p> <p>Cllr. L Hallett proposed Cllr. R Farmiloe seconded</p> <p><b>Agreed</b> <b>Comments</b> 1 x Historic Environment Record 1 x ESCC Archaeologist</p>			

Signed

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PH130 PLANNING DECISIONS continued			
LW/16/0046	35 Sunview Avenue	Planning Application - Demolition of single storey side building and erection of two storey side and rear extension for Miss K Simmonds	East
<p><b>No Objection</b> 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.</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>All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>Cllr. D Brindley proposed Cllr. D Neave seconded <b>Majority Agreed</b> Cllr. J Harrison-Hicks abstained</p>			
LW/16/0055	71 Telscombe Road	Planning Application - Amendment to planning approval LW/15/0756 for a single storey flat roof extension to new house (no 2) to provide kitchen/dining area for Mr N Liddiard	North
<p><b>No Objection</b> Cllr. L Hallett proposed Cllr. D Brindley seconded <b>Agreed</b> <b>Comments</b> 1 x ESCC Archaeologist</p>			
LW/16/0097	Riviera House South Coast Road	Planning Application - Dropped kerb for new driveway for Mr M Hammond	East
<p><b>No Objection</b> with the proviso the pavement is re-instated between the two cross-overs Cllr. J Harrison-Hicks proposed Cllr. R Farmiloe seconded <b>Agreed</b></p>			
SDNP/16/006 11/HOUS	Achievement Links Avenue	Proposed detached outbuilding at rear	SDNP
<p><b>No Objection</b> with the proviso this building is not used for residential now or in the future Cllr. R Farmiloe proposed Cllr. B Gosling seconded <b>Majority Agreed</b> Cllr. D Neave abstained</p>			
<b>Noted</b>			
<b>OTHER BUSINESS</b>			

**PH131 TO CONFIRM DATE OF NEXT MEETING – Tuesday 24<sup>th</sup> May at 7:30pm**

**Noted**

Cllr. A Harrison expressed her thanks to Cllr. J Harris for the past year as Chair of this Committee

**THE MEETING ENDED AT 8:30pm**

Signed

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