

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 4th APRIL 2017 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM**

<u>Committee Members</u>	Councillors:	Daryll Brindley Reg Farmiloe Brian Gosling Lynda Hallett	Ann Harrison Jackie Harrison-Hicks Andy Loraine (Vice Chair) Melvyn Simmons
<u>Present</u>	Councillors:	Daryll Brindley Jean Farmiloe (Chair of Council) Reg Farmiloe Brian Gosling	Lynda Hallett Ann Harrison Jackie Harrison-Hicks
<u>In Attendance</u>		Campbell McBryer – Leisure & Amenities Manager Sally Thomson - RFO Sally Landers - Administration Officer	

GENERAL BUSINESS

C McBryer read the following statement:-

Planning & Highways Committee Chair

Please be aware that Cllr. Job Harris has resigned from this Committee. The meeting this evening will be chaired by the Mayor, Cllr. Jean Farmiloe.

PH257 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

It has been brought to our attention that the planning notices have been sited incorrectly, this has now been corrected.

Signed

J. Farmiloe

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Planning Appeal

The applicants for LW/16/0792 36 Vernon Avenue have appealed the decision to refuse permission to demolish an existing bungalow and the construction of four two bedroom apartments. Any additional comments should be forwarded in writing to The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol by 21st April.

3 Bramber Avenue

We have continued to receive objections with regards to the change of use from a nursing home to an HMO at 3 Bramber Avenue.

All objections have been forwarded to Lewes District Council.

New Council Flats – Rowe Avenue North

Lewes District Council is currently in the process of building new affordable homes on a number of small former garage sites. So far two out of five have been completed and let to households from District's housing register. The site at Rowe Avenue North is due to be completed soon.

Debate:- none

PH258 PUBLIC QUESTION TIME

S Field – East Ward

The resident spoke on behalf of Mr. & Mrs. Thomas in support of their planning application LW/17/0176, 8 The Promenade.

In support of the application the resident stated properties on the Promenade had regularly been converted, seven to date. The application submitted in 2016 had been refused due to the top heavy design however this has now been scaled down and the roof line altered.

The resident stated that the applicants had researched environmental friendly materials which are energy efficient and weather resistant and incorporated these within the design.

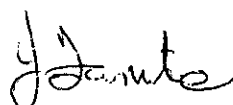
In summary the resident stated the application will be a benefit to the visual appearance of The Promenade and requested Councillors call for a Committee decision at Lewes District Council as opposed to a delegated decision.

Cllr. J Farmiloe noted the comments and stated this will be discussed on agenda item 7 (Planning Applications)

Sue Griffiths – North Ward

The resident informed Councillors that Lewes District Council were relying on out of date information with regards to planning.

Signed



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Cllr. J Farmiloe noted the comments and stated this will be discussed on agenda item 6 (To Commission Independent Traffic Management Survey of A259)

Cllr. R Robertson

Cllr. R Robertson expressed his thanks to Cllr. J Harris for his work on this Committee as a Member and as Chair.

Cllr. R Robertson handed a petition opposing the Lower Hodder Farm development to the Chair

Cllr. J Farmiloe accepted the petition

Mrs. Howard – West Ward

The resident requested yellow lines be extended between the Church of Ascension and Steyning Avenue, stating there had been road safety issues and damage to vehicles at this location due to irresponsible parking on the road and verges.

Cllr. A Harrison stated requests for yellow lines had been submitted to ESCC Highways however not all had met the priority criteria to enable approval

Cllr. J Harrison-Hicks noted this had been discussed at SLR meetings previously and will raise it again at the next meeting

Action: SLR agenda item – extend yellow lines between Church of Ascension and Steyning Avenue as there has been road safety issues and damage to vehicles at this location due to irresponsible parking on the road and verges.

M Scott – West Ward

The resident referred to agenda item 6 (To Commission Independent Traffic Management Survey of A259) and raised concerns that the scope of the survey was too narrow and should be extended to include all Councils along the South Coast Road as this was not just an issue specific to Peacehaven.

C McBryer noted that the purpose of the proposed survey is limited to Peacehaven

The resident stated that a combined survey would be more cost effective

C McBryer stated he had been advised that surveys had already been completed in other areas

The resident enquired when Peacehaven Town Council had last met with the local bus company

C McBryer confirmed developers had been in contact with the local bus company

PH259 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. A Loraine – noted (prior commitment)

Cllr. M Simmons – noted (holiday)

Signed 

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PH260 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.

PH261 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 14th March 2017

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

Approved

Debate:-

Cllr. A Harrison invited Members and residents to continue sending objections to Lewes District Council with regards to a change of use at 3 Bramber Avenue to an HMO

S Landers confirmed objections from residents were still being received with regards to 3 Bramber Avenue and these have been forwarded to Lewes District Council

REPORTS

PH262 TO COMMISSION INDEPENDENT TRAFFIC MANAGEMENT SURVEY OF A259

The Planning and Highways Committee **AGREE** to the recommendations within the report and instruct an Independent Traffic Management Survey on the A259, to show the expected impact of the Lower Hoddern Farm development proceeding at this time, **to include the surrounding road infrastructure, buses and public transport**

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

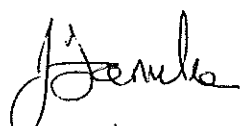
Majority Agreed

Cllr. D Brindley abstained
Cllr. A Harrison abstained

Debate:-

Following a discussion Councillors agreed to the recommendations within the report along with the inclusion of the surrounding road infrastructure, buses and public transport however some Members felt ESCC Highways should cover the cost

Signed





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PH263 PLANNING APPLICATIONS

LW/17/0084	67 Montreal Close	Planning Application - Erection of a single storey rear extension for Mr R Tyrrell	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. 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. B Gosling proposed Cllr. D Brindley seconded</p> <p>Agreed</p>			
LW/17/0150	35 Swanee Close	Planning Application - Erection of two storey rear extension for Ms E Adams	North
WITHDRAWN			
LW/17/0176	8 The Promenade	Planning Application - Demolition of side entrance porch and rear conservatory and the erection of replacement side entrance porch, single storey rear extension and insertion of dormer extensions and roof-lights to the front and rear roof slopes including an inset roof terrace to front for Mr & Mrs Thomas	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. 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</p> <p>Any damage to The Promenade during construction must be repaired by the developer.</p> <p>NB: During Public Questions the applicant requested this application be called in, however the deadline to act on this has passed (deadline to call in 24/03/17)</p> <p>Cllr. D Brindley proposed Cllr. L Hallett seconded</p> <p>Agreed </p> <p></p>			

Signed

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PH263 PLANNING APPLICATIONS continued

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
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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. 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

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
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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

LW/17/0224/CD	Farrington Enterprise Estate Hoyle Rd	Discharge Of Conditions Application - Discharge of condition 7 relating to planning approval LW/16/0797 for Poplets of Peacehaven Ltd	East
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No Objection

Cllr. B Gosling proposed

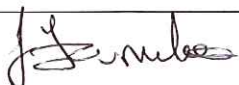
Cllr. D Brindley seconded

Agreed

LW/17/0226	Lower Hoddern Farm Hoddern Farm Lane	Planning Application - Full planning application for the development of 143 dwellings (55 affordable), outline planning application for up to 307 dwellings (125 affordable), vehicular, pedestrian and cycle access, internal site roads, parking and public open space, including extension to Peacehaven Centenary Park, and landscaping, all matters other than access reserved for BDW Southern Counties	North
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DEFERRED TO EXTRA-ORDINARY FULL COUNCIL MEETING 19/04/17

Signed



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PH263 PLANNING APPLICATIONS continued			
LW/16/1056	207 South Coast Road	Planning Application - Demolition of existing building and erection of new building with commercial use on ground floor and six flats above for Mr G Price	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Effect on neighbouring property as this is a semi-detached building • Design does not include significant gap between existing and proposed building • Effect on neighbouring business • Existing neighbouring business is a takeaway, the extractor fans could result in complaints from residents who occupy proposed flats • No off road parking available • Significant height difference between the building in this proposal and neighbouring property negatively affecting street scene <p>Cllr. A Harrison proposed Cllr. L Hallett seconded</p> <p>Majority Agreed</p> <p>Cllr. D Brindley against</p> <p>Letters of objection x 4</p>			
PH264 WRITTEN RESPONSES TO PUBLIC QUESTIONS			

P&H'S 21/02/17 - Confirm written confirmation has been received with regards to CIL charging schedule and applicable rules for Peacehaven

Response from Town Manager – The resident has been informed verbally that the CIL receipt from Lewes District Council (LDC) to date is a total of £2153. The resident has also received in hard copy from the Town Manager, the most recent S106 report available from LDC. The Town Manager has gone through this schedule in detail with the resident. There are no further reports or updates on this, the resident will be aware that S106 money has to be claimed and that CIL money is distributed by Lewes District Council once received. This is reported to the Council via the Policy and Finance Committee in quarterly reports. Future information will be available on the Council website also.

P&H's 14/03/17 - Has the Town Manager confirmed the CIL charging schedule? There was a Neighbourhood Plan meeting at Telscombe two weeks ago and a second scheduled for this Thursday. At the last meeting Ms. Astley (Telscombe Town Clerk) confirmed that they had received £6,000 from Lewes District Council through distribution of CIL money. I wish to enquire what monies have Peacehaven received from this distribution.

Response from Town Manager - This has been provided in both verbal and written form to the resident, as well as in the agenda and finance reports (cost code 361/1113) at the Policy and Finance Meeting of 14th Feb 2017. It is clearly detailed CIL RECEIPT. As above, any payments/receipts are reported quarterly to the Council via the Policy and Finance Committee and will appear on the Council website.

P&H's 14/03/17 - Will the Town Manager have available for the meeting on Thursday the results of the survey she carried out during the Summer Fayre last year?

Signed 

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PH264 WRITTEN RESPONSES TO PUBLIC QUESTIONS continued

Response from Town Manager – The Town Manager will be on annual leave on Thursday 16th March and as such will not be attending the meeting. The resident attends in his capacity as a resident of Peacehaven, so will be aware that the Councillors responsible for the Neighbourhood Development Plan and feeding information back to Peacehaven Town Council are – Cllr's Dave Neave, Ann Harrison and Job Harris. The results of the survey were made available to Councillors, relayed to Full Council by Cllr Reg Farmiloe on 19th July 2016 (ref C135) the resident has received a hard copy of this report and it is available on the Council website.

Noted

Debate:- None

PH265 INFORMATION TO NOTE

Noted

Debate:- None

PH266 PLANNING DECISIONS			
PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/17/0039	No Objection	Planning Permission	D
LW/17/0041	No Objection	Planning Permission	D
LW/17/0066	No Objection	Planning Permission	D
LW/17/0087	No Objection	Consent to Display an Advertisement	D
LW/17/0039	8 Turnpike Close	Planning Application - Erection of single storey front and rear extensions for Mr & Mrs Lay	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. 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 Agreed</p>			
LW/17/0041	71 Telscombe Road	Planning Application - Variation of Condition 11 of Planning Approval LW/15/0756 to substitute revised roof plans for Mr N Liddiard	North
<p>No Objection</p> <p>Cllr. B Gosling proposed Cllr. R Farmiloe seconded Majority Agreed Cllr. L Hallett abstained</p>			

Signed



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PH266 PLANNING DECISIONS continued

LW/17/0066	13 Gladys Avenue	Planning Application - Erection of a single storey rear extension, together with a complete new roof, forming a second floor of accommodation (resubmission of LW/16/0540) for Mr T Toms	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. 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.

The Committee noted that this submission corrected the 'top heavy' design of the previous application

Cllr. R Farmiloe proposed

Cllr. B Gosling seconded

Agreed

LW/17/0087	The Peacehaven 295 South Coast Road	Advertisement Consent Application - Erection of 1 internally illuminated post sign, 2 externally illuminated fascia signs, 2 internally illuminated fascia signs and 4 non-illuminated post signs for Mitchells & Butlers	West
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No Objection

Cllr. L Hallett proposed

Cllr. M Simmons seconded

Agreed

Noted

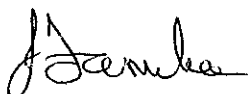
NEXT MEETING

PH267 TO CONFIRM DATE OF NEXT MEETING – Tuesday 2nd May 2017 at 7:30pm

Noted

THE MEETING ENDED AT 8:05pm

Signed



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Date

02/05/17.

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