

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 5th JANUARY 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

Jean Farmiloe	Job Harris (Chair)
Reg Farmiloe	Ann Harrison
Lynda Hallett (Vice Chair)	Dave Neave

In Attendance

Sally Landers - Administration Officer

PH083 PUBLIC QUESTION TIME

Diane Howick – North Ward

The resident spoke with regards to 66 The Lookout and the retrospective application to retain a static caravan on site as the applicant has already installed a cess pit and questioned the purpose of the caravan.

Magenta Wise – North Ward

The resident spoke with regards to 66 The Lookout and noted the applicant was a musician and record producer and that it had been rumoured the caravan was to be used as a recording studio annexe. The resident noted that there has been an unacceptable level of noise in the past and that there must be a commercial purpose for the caravan. The resident also noted that the applicant may change how the caravan is used in the future.

John Livings – North Ward

The resident spoke with regards to 66 The Lookout and noted policy PT19 and PT20 as this application falls outside the planning boundary, the land should be used for horse grazing and associated leisure activities. The resident noted that the location of the cess pit in relation to the highway. The resident cited policy ST4, the caravan could be classed as a permanent structure, this would go against previous planning decisions in this location.

The resident confirmed that the application should be sited within the Peacehaven remit and not Piddinghoe Parish.

Paul Webb – West Ward

The resident noted that in 2015 Peacehaven Town Council (PTC) assisted residents in Dorothy Avenue North with regards to a resident parking a commercial vehicle and blocking clear access. It was noted that PTC wrote to the company of the vehicle and the problem was resolved however since December a different commercial vehicle is now being parked by the same resident and requested that PTC write to this company.

Cllr. D Neave noted that if the vehicle is obstructing the highway then this is a police matter

Signed

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PH083 PUBLIC QUESTION TIME continued

Action: Raise issue of commercial vehicle parking in Dorothy Avenue North which blocks clear access at next SLR

Laurence O'Connor – Campaign Against The Car Park Developments

Mr O'Connor queried the actions PTC and the Planning & Highways Committee were taking to prevent development of the car parks.

Action: Town Manager to respond to Mr O'Connor with regards to actions PTC were taking with regards to car park developments

Magenta Wise – North Ward

The resident queried other development plans within Peacehaven if the car park proposal is withdrawn

C Lacey (Town Manager) who was present in the audience confirmed the car parks had been registered as Community Assets

Laurence O'Connor– Campaign Against The Car Park Developments

Mr O'Connor noted that the statement issued by PTC with regards to the car park developments was brief and should have re-iterated their opposition to the proposal

Action: Mr O'Connor to write article for Peacehaven News with regards to car park developments

Peter Seed – West Ward

The resident requested that responses to questions as a result of this and previous meetings whereby residents had received replies via correspondence, should be made public as this had been agreed by The Mayor in 2015

Action: Arrange means to publicise written responses to public questions

PH084 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – not known

Cllr. J Harrison-Hicks – accepted (sickness)

PH085 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

None

PH086 CHAIR ANNOUNCEMENTS

Planning Application LW/15/0893 – Street Record, Roderick Avenue

With regards to the agenda, please note that we have been notified that Lewes District Council will be recommending refusal of this prior approval application on the grounds of siting and appearance.

Signed

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Debate:-

None

Car Park Developments

Peacehaven Town Council submitted an application to register Steyning Avenue car park as a Community Asset however we have been notified that all car parks have now been registered by PROUD.

Debate:-

None

Planning Applications

We have been advised by Lewes District Council of intended changes to the way town and parish councils are notified of new planning applications.

As from 1st April 2016 Lewes District Council will cease sending copies of all planning applications to town and parish councils, the only access to documents will be via the internet.

Peacehaven Town Council and this Committee will be assessing how to adapt to these changes and the effect on residents, particularly those without internet access and how we can accommodate their enquiries.

Debate:-

Cllr. D Neave noted that if developers do not submit planning applications in a certain format it is not possible to determine measurements/scale and confirmed he was attending a Lewes District Council meeting on Friday and would raise this issue.

Cllr. D Neave noted that Brighton & Hove City Council had resolved this issue and that developers submitted applications in an appropriate format.

Footway & Verge Parking Ban

The Experimental TRO's for the footway and verge parking ban in Peacehaven are to be made permanent in the new year.

They are to be sealed on 5 January, advertised on 8 January, and become permanent on 11 January.

Debate:-

None

Peacehaven 100 Year Celebrations

We have received a request from The Mayor to paint a bus shelter gold as part of the 100 year celebrations.

Signed

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PH086 CHAIR ANNOUNCEMENTS continued

We would welcome your comments and, if this has your agreement, any suggestions for the bus shelter most suited to be painted gold.

Debate:-

Cllr. D Neave suggested the Tudor Rose bus shelter as this is located at the entrance to Peacehaven when travelling West

Cllr. J Harris agreed the suggestion with the proviso the Mayor funds the cost of paint

Cllr. D Neave agreed he would contribute to the cost of paint

PH087 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 8th DECEMBER 2015

Cllr. R Farmiloe proposed

Cllr. A Harrison seconded

Approved

Debate:-

Cllr. A Harrison queried which local transport improvements had been funded from penalty charge notice income and requested an update on the proposed development of garages owned by Lewes District Council

Cllr. D Neave confirmed plans would be submitted via the planning process and that there had been consultation for residents within the location of the proposals

PH088 PLANNING APPLICATIONS

LW/15/0767	53 Arundel Road	Planning Application - Erection of a detached two bedroom bungalow for Mr M Philp Deadline extended to 06/01/16	East
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No Objection with the proviso any damage to pavement, verge and kurb stones are repaired following development.

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. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions.

Cllr. J Farmiloe proposed

Cllr. R Farmiloe seconded

Agreed

Comments:-

1 x East Sussex Archaeology

1 x Environmental Health

Signed

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PH088 PLANNING APPLICATIONS continued			
LW/15/0813	15 Horsham Avenue	Planning Application - Single storey rear and side extension and loft conversion for Mr J Willshire	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.</p> <p>An asbestos survey should be carried out prior to demolition.</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. L Hallett proposed Cllr. D Neave seconded Agreed</p>			
LW/15/0858	328 South Coast Road	Planning Application - Demolition of existing bungalow and erection of 3-storey block of 6 x two bedroom flats for Rigden Group Deadline extended to 06/01/16 Called in by Cllr. D Neave 09/12/15	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Over development • Would create parking issues for residents in Lincoln Avenue • Access to development and the proposed parking spaces would incur problems at night with regards to headlights for neighbouring bungalows in Lincoln Avenue • Inappropriate street scene (South Coast Road and Lincoln Avenue perspective) <p>Cllr. L Hallett proposed Cllr. A Harrison seconded Majority Agreed Cllr. D Neave had called this application in at LDC and therefore abstained</p> <p>Comments:- 1 x Environmental Health 7 x Objection letters</p>			
LW/15/0876	239A South Coast Road	Planning Application - Subdivision of existing 2 x 1 bedroom flats to 4 x studio flats for Mr M Waters	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. 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. L Hallett proposed Cllr. R Farmiloe seconded</p> <p>Majority Agreed Cllr. A Harrison recommended refusal</p>			

Signed

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PH088 PLANNING APPLICATIONS continued			
LW/15/0887	31 Mayfield Avenue	Planning Application - Raising roof ridge by 600mm and converting roof with rear dormer and front roof lights for Mr G Campbell 08/12/15 Extension to deadline requested	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. 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. D Neave proposed Cllr. L Hallett seconded Majority Agreed Cllr. A Harrison abstained</p>			
LW/15/0893	Street Record Roderick Avenue	Telecommunications Prior Approval – Installation of a 15m street-works monopole supporting 3 No. new antennae and two no. cabinets at ground level and ancillary development Awaiting confirmation of deadline for comments	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Impact on residents in locality • Does not enhance area • Does not meet policy <p>Peacehaven Town Council Planning & Highways Committee may not be opposed to other sites for this application and if contacted could suggest alternative suitable locations</p> <p>Cllr. D Neave proposed Cllr. L Hallett seconded Agreed</p>			
LW/15/0900	66 The Lookout Piddinghoe	Planning Application - Section 73A application for the retention of a static caravan for Mr A Barlow	
<p>Refusal Recommended and request LDC Planning Officer visits site due to:-</p> <ul style="list-style-type: none"> • Rear of property sited in South Downs National Park • Outside planning boundary • Intended use of caravan due to installation of cess pit & potential for caravan to be used for residential purposes • Excessive noise which currently is a problem would increase • Goes against planning policies PT19, PT20 and ST4 • Currently visitors to property already blocking access for other residents • Un-neighbourly <p>LDC have confirmed that this application is sited within the Peacehaven boundary</p> <p>Cllr. A Harrison proposed Cllr. R Farmiloe seconded Agreed</p> <p>Comments:-2 x Objection Letters</p>			

Signed

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PH088 PLANNING APPLICATIONS continued			
LW/15/0910	Land At Farrington Enterprise Estate Hoyle Road	Planning Application - Shutter door to Block A north elevation as material amendment to existing approval LW/13/0710 for Farrington Property Development Ltd 08/12/15 Extension to deadline requested	East
<p>No Objection</p> <p>Cllr. R Farmiloe proposed Cllr. J Farmiloe seconded</p> <p>Agreed</p>			
LW/15/0914	214 Arundel Road Central	Planning Application - New gable ended roof, including a full length dormer to the west elevation, 3 small dormers to the east elevation facing Roderick Avenue, extension to rear garden, extension to Roderick Avenue elevation and removal of existing garage for Mr M Light Deadline extended to 06/01/16	West
<p>Refusal Recommended and would suggest resubmitting application with amendments to the West elevation as this currently is un-neighbourly due to over massing</p> <p>Cllr. D Neave proposed Cllr. L Hallett seconded</p> <p>Agreed</p> <p>Comments:-</p> <p>1 x Objection letter</p>			
LW/15/0945	11A Hodder Avenue	Planning Application - Removal of existing roof and erection of new pitched roof with rear dormer to provide first floor accommodation. Erection of 2m high perimeter fence/wall for Miss J Isaacs	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> The proposed fence should be no greater than 3 feet high(including height of current brick wall) on the boundary with the highway Two dorma windows at Southern end would overlook neighbours and suggest the roof plans are rotated 180 degrees to prevent this <p>Cllr. D Neave proposed Cllr. L Hallett seconded</p> <p>Agreed</p> <p>Comments:-</p> <p>3 x Objection letters</p>			

Signed

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PH089 PLANNING DECISIONS			
PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/15/0709	No Objection	Planning Permission	D
LW/15/0776	Refusal Recommended	Planning Permission	D
LW/15/0805	No Objection	Planning Permission	D
LW/15/0709	Meridian Centre Greenwich Way	Advertisement Consent Application - Installation of three totem signs and one non-illuminated fascia for Bestway Group	West
<p>No Objection however Peacehaven Town Council Planning Committee noted that this application should be 'retrospective' as the signs had already been installed Cllr. L Hallett proposed Cllr. D Brindley seconded Agreed</p>			
LW/15/0776	63 South Coast Road	Planning Application - Erection of a two storey side extension for Mr A O'Sullivan Deadline extended to 18/11/15	East
<p>Refusal Recommended for the following reasons:-</p> <ul style="list-style-type: none"> • Over developed • Un-neighbourly • The height of the extension being greater than the neighbouring bungalow could cause a tunnelling effect resulting in a loss of roof tiles for that property <p>Cllr. J Farmiloe proposed Cllr. J Harrison-Hicks seconded Majority Agreed Cllr. D Brindley abstained Comments:- 1 x ESCC Archaeology 1 x Architect/Agent</p>			
LW/15/0805	304 South Coast Road	Planning Application - Conversion of single dwelling to three self-contained flats for Mr M Fruin	West
<p>No Objection with the proviso the first floor parking bay is replaced with allocated parking for motor cycles and bicycles due to proximity with the Malines Avenue/A259 junction. The three remaining parking spaces should be allocated one to each flat. Any remaining permitted development rights should be removed from this application.</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. Sympathetic materials to be used. 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. L Hallett proposed Cllr. J Harrison-Hicks seconded Agreed</p>			

Noted

PH090 TO CONFIRM DATE OF NEXT MEETING – Tuesday 26th January 2016 at 7:30pm

Agreed

THE MEETING ENDED AT 8:55pm

Signed

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