

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE  
HELD ON TUESDAY 6<sup>th</sup> DECEMBER 2016 AT 7:30PM  
IN COMMUNITY HOUSE, ANZAC ROOM**

**Committee Members**

Councillors: Daryll Brindley  
Reg Farmiloe  
Brian Gosling  
Lynda Hallett  
Job Harris (Chair)

Ann Harrison  
Jackie Harrison-Hicks  
Andy Loraine (Vice Chair)  
Melvyn Simmons

**Present**

Councillors: Daryll Brindley  
Reg Farmiloe  
Brian Gosling  
Lynda Hallett  
Job Harris (Chair)

Ann Harrison  
Jackie Harrison-Hicks  
Andy Loraine (Vice Chair)  
Melvyn Simmons

**In Attendance**

Sally Landers - Administration Officer

**GENERAL BUSINESS**

**PH210 CHAIR ANNOUNCEMENTS**

**Introduction**

Thank you for attending this evening. 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.

**Meridian Centre/Community House**

There have been increasing problems with young people in the Meridian Centre, which now appears to be spilling over into Community House and therefore following an incident last week, we have taken the decision not to allow anyone into the building, unless they are attending an event. The safety of Officers and Members of the public is paramount and both verbal abuse and threatening behaviour will not be tolerated. Therefore with immediate effect, the Foyer area will be kept clear in the evenings and visitors not attending an event will be asked to leave. If you have any trouble with the youngsters at all, you must call the police on 999 and/or report it on the Sussex Police website.

**The Dell**

A previous resolution of Council to investigate the sale of a small strip of land at The Dell has raised a few concerns. It is necessary to offer the land for sale publically and the public notice was sent to press two weeks ago, prior to being available on the town council website. Two residents have sent in written objections which are being reviewed internally and therefore the notice to residents may be placed for a further two weeks in local newspapers. Peacehaven Town Council apologises to any resident who feels this has not been handled in the correct way and we ask that you bear with us while this is investigated.

Signed



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## PH210 CHAIR ANNOUNCEMENTS continued

### Notification of Road Works

Road works to fill in the worst of the potholes on the cliff top will commence today and will last for 8-10 days.

### Planning Appeals

We have been notified that three applications have appealed to the Department of Communities and Local Government following refusal of planning permission, these are:-

- **LW/16/0244 272 South Coast Road** – change of use and conversion of former offices to 8 residential apartments
- **LW/16/0273 23 Firle Road** – erection of an additional residential storey to form 1 x 2 bedroom dwelling
- **LW/16/0540 13 Gladys Avenue** – single storey rear extension with a complete new roof and front balcony

There is now the opportunity to withdraw or modify our previous comments by contacting the Planning Inspectorate.

### Amendments To Planning Applications

Following our comments we have received amendments to **LW/16/0768 175 South Coast Road** to reduce the size of the shed and change the colour from white to brown cladding.

### Ashington Gardens

We have received notification from Lewes District Council that consideration is being given to develop a small site of affordable housing in Ashington Gardens. Prior to any planning application, initial comments with regards to this proposal should be forwarded to Lewes District Council.

## PH211 PUBLIC QUESTION TIME

### Mae Pond – North Ward

The resident requested an update with regards to the Neighbourhood Development Plan and queried if proceeding with this could be a waste of time and money if the Government overrules what has been agreed

*Cllr. J Harris confirmed discussions were not taking place at present although Lower Hoddern Farm had been suggested as a possible location for development although nothing had been finalised as yet*

### Alan Sargent – West Ward

The resident raised queries with regards to planning application LW/16/0841, 264 South Coast Road highlighting car parking issues for the surgery located opposite the site and the residents of Rowe Avenue. The resident suggested a co-ordinated plan to utilise the existing grass verges and the area of grass land opposite plus making Rowe Avenue one way from Sutton Avenue to Arundel Road West.

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The resident suggested this should form part of any planning consent and the developer should pay for the improvements noting that Churchill Retirement Living Ltd is not a charity but a limited company that makes a profit for the owners/shareholders.

The resident suggested Council should also ensure Peacehaven residents have priority with regards to this sheltered accommodation.

*Cllr. J Harris noted the comments*

**Lynda Duhigg – East Ward**

The resident raised strong objections to the disposal of land at The Dell by Peacehaven Town Council .

The resident stated that the public notice in a free local newspaper, that not everyone receives, is not good enough to inform residents of the intention to dispose of this land.

The resident acknowledged that Council intends to advertise the notice to residents for a further two weeks.

The resident questioned if the notice had been published, as stated, on the Council website as it could not be found.

The resident stated this land belongs to the residents of Peacehaven and therefore should not be sold as this would set a precedent for future 'sell offs'.

*Cllr. J Harris noted the comments*

**Mike Gatti**

The resident raised objections to application LW/16/0841, 264 South Coast Road due to the lack of parking spaces proposed and requested information with regards to the Claremont development proposal at Telscombe Road

*Cllr. J Harris noted the comments concerning application LW/16/0841 and stated that information with regards to the Claremont proposal had been brought to the attention of the public on ChairAnnouncements at a previous meeting*

**William Holman**

The resident raised objections to application LW/16/0841, 264 South Coast Road due to the inadequate amount of parking spaces available and the design having no architectural merit.

The resident stated there would be a significant increase in traffic movement on Rowe Avenue and that the sheltered accommodation would not be for local residents as the apartments will be advertised nationally.

*Cllr. J Harris noted the comments*

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**PH211 PUBLIC QUESTION TIME continued**

**Sue Griffiths – North Ward**

The resident raised objections to LW/16/0841, 264 South Coast Road due to the need for care beds in Peacehaven and not more sheltered housing stating the Police Station site is the wrong location for this type of development.

*Cllr. J Harris noted the comments*

**PH212 TO CONSIDER APOLOGIES FOR ABSENCE**

None

**PH213 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.

**Cllr. J Harrison-Hicks** declared an interest in application LW/16/0932, land adjoining 15 Sunview Avenue, as she lives next door to this address

**Cllr. B Gosling** declared an interest in application LW/16/0920, 59 Tudor Rose Park as he is a resident at Tudor Rose Park

**Cllr. A Harrison** stated that on 31<sup>st</sup> August the company Planning Issues met with the Town Manager, Administrator, Chair of the Council and myself to discuss a proposal for consultation with the public on the Churchill development at Sutton Avenue and South Coast Road (LW/16/0841). The discussion was purely to show the plans of the proposed building and to discuss how best to display this to residents. No decisions on planning nor advice was given by Peacehaven Town Council at this meeting. On advice from SALC and the Town Manager, I would like to have noted that I have no personal interest to declare in response to this application and no dispensation would be required.

**PH214 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 15<sup>th</sup> November 2016**

Cllr. M Simmons proposed


Cllr. J Harrison-Hicks seconded

**Approved**

Signed

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REPORTS			
PH215 PLANNING APPLICATIONS			
LW/16/0834	151 Arundel Road	Planning Application - Extend existing main roof to form hip gables, construct rear/side extension, loft conversion for Mr M Norton	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. 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. D Brindley seconded</p> <p><b>Agreed</b></p>			
LW/16/0841	Peacehaven Police Station 264 South Coast Road	<p>Planning Application - Demolition of existing buildings and redevelopment to form 31 one and two bedroom sheltered apartments for the elderly including communal facilities, access, car parking and landscaping for Churchill Retirement Living</p> <p><b>Re-advertisement</b> – Amended Site Address and Amended Plans Including Site Plan</p> <p>Peacehaven Police Station (and Adjacent Buildings) 264-268 South Coast Road</p> <p>Planning Application - Demolition of existing buildings and redevelopment to form 31 one and two bedroom sheltered apartments for the elderly including communal facilities, access, car parking and landscaping for Churchill Retirement Living</p>	West
<p><b>Refusal Recommended due to:-</b></p> <ul style="list-style-type: none"> <li>• Development too large for site, density of layout &amp; over development</li> <li>• Loss of Police accommodation</li> <li>• Lack of outside space and parking for residents, visitors and care workers</li> <li>• Inadequate local infrastructure - impact on local GP's and NHS services</li> <li>• Exacerbate existing parking problems - impact on Rowe Avenue Surgery as parking is already difficult for staff and patients</li> <li>• Increase of traffic &amp; congestion - impact on Rowe Avenue residents due to increasing traffic movements and parking issues</li> <li>• Blind or blocking corners with such a large development - hazard to drivers and pedestrians, health and safety issues</li> </ul> <p>Cllr. A Harrison proposed Cllr. M Simmons seconded</p> <p><b>Agreed</b></p> <p>Cllr. L Hallett proposed calling in this application Cllr. M Simmons seconded</p> <p><b>Agreed</b></p> <p><b>Comments:-</b></p> <p><b>5 x Objection letters including Chair of Peacehaven &amp; Telscombe Access Group</b></p> <p><b>1 x No objection letter</b></p>			

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PH215 PLANNING APPLICATIONS continued			
LW/16/0906	8 The Promenade	Planning Application - Demolition of side porch and rear conservatory and erection of rear extension, a side entrance porch, dormer extensions to the south roof slope including a south facing roof terrace and the insertion of 4 roof lights and the formation of an integral garage and access to the lower ground floor area for Mr & Mrs Thomas	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. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>Any damage to the <u>promenade</u> during construction must be repaired by the developer with the suggestion only light goods vehicles are used for deliveries.</p> <p>Cllr. J Harrison-Hicks proposed Cllr. D Brindley seconded</p> <p><b>Majority Agreed</b></p> <p>Cllr. L Hallett, Cllr. R Farmiloe &amp; Cllr. A Harrison recommended refusal</p>			
LW/16/0907	35 Swanee Close	Planning Application - Erection of two storey rear extension for Ms E Adams	North
<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. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30. Any damage to the grass verges during construction must be repaired by the developer.</p> <p>Cllr. B Gosling proposed Cllr. M Simmons seconded</p> <p><b>Agreed</b></p>			
LW/16/0920	59 Tudor Rose Park South Coast Road	Planning Application - Erection of a porch for Mr K Buick	East
<p><b>No Objection</b></p> <p>Cllr. J Harrison-Hicks proposed Cllr. A Harrison seconded</p> <p><b>Majority Agreed</b></p> <p>Cllr. B Gosling abstained</p>			

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PH215 PLANNING APPLICATIONS continued			
LW/16/0932	Land Adjoining 15 Sunview Avenue	Planning Application - Erection of 2 detached chalet-style dwellings for Farrington Property Developments Ltd	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. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>As parking at the front of property required, recommend dropped curb installed along with tarmac to replace grass verge to access parking and any damage to the remaining grass verges during construction be repaired by the developer.</p> <p>Cllr. D Brindley proposed Cllr. B Gosling seconded</p> <p><b>Majority Agreed</b></p> <p>Cllr. J Harrison-Hicks abstained</p> <p><b>Comments:-</b> 1 x Environment Team (contamination assessment recommended)</p>			
LW/16/0962	118 Firle Road	Planning Application - Erection of single storey front and rear extensions for Mr L Beresford	North
<p><b>Refusal Recommended due to:-</b></p> <ul style="list-style-type: none"> <li>• Over development</li> <li>• Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly</li> <li>• Issue with front extension exceeding building line – no objection with plans for rear extension</li> </ul> <p>Cllr. D Brindley proposed Cllr. M Simmons seconded</p> <p><b>Agreed</b></p>			
LW/16/0970	51 Cairo Avenue	Planning Application - Demolition of the existing bungalow and erection of one 3-bedroom detached bungalow for P L Projects	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. If parking at the front of property required, recommend dropped curb installed and grass verge replaced with tarmac to access parking, any damage to the remaining 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><b>An asbestos survey should be carried out prior to demolition.</b></p> <p>Cllr. L Hallett proposed Cllr. B Gosling seconded</p> <p><b>Agreed</b></p>			

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PH216 PLANNING DECISIONS			
PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0735	Refusal Recommended	Planning Permission ( <i>LDC report appendix 1</i> )	D
LW/16/0744	Refusal Recommended	Refused	D
LW/16/0777	PTC Not Consulted	Certificate of Lawful Use or Development	D
LW/16/0797	No Objection	Planning Permission	D
LW/16/0802	Refusal Recommended	Planning Permission ( <i>LDC report appendix 2</i> )	C
LW/16/0814	No Objection	Notice of Prior Approval for Change of Use	D
LW/16/0837	No Objection	Planning Permission	D
LW/16/0865	No Objection	Planning Permission	D
LW/16/0735	35 Neville Road	Planning Application - Section 73A retrospective application for the erection of a shed for Mr S Tedman	East
<p><b>Refusal Recommended</b> due to the structure being built in the front garden, constructed of brick which cannot be described as a shed</p> <p>Cllr. M Simmons proposed Cllr. J Harrison-Hicks seconded</p> <p><b>Agreed</b></p> <p><b>Action: Contact LDC Planning Enforcement Officer</b></p>			
LW/16/0744	19 Cornwall Avenue	Planning Application - Demolition of existing bungalow and outbuildings and construction of two semi-detached dwellings for Mrs Wilson	East
<p><b>Refusal Recommended</b> due to:-</p> <ul style="list-style-type: none"> <li>• Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly</li> <li>• Parking &amp; highway safety - turning space if applicable</li> <li>• Inadequate local infrastructure - including A259, surgeries, school</li> <li>• Effect on local character - surrounding area included</li> <li>• Density of layout &amp; over development - too large for plot</li> <li>• Increase of traffic &amp; congestion</li> <li>• Loss of privacy – over-looking, causing loss of privacy or light, too close</li> </ul> <p>Cllr. M Simmons proposed Cllr. R Farmiloe seconded</p> <p><b>Agreed</b></p> <p><b>Comments:-</b></p> <p>1 x Objection letter (asbestos, conservation significance, effect on wildlife, insufficient information)</p>			

Signed

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PH216 PLANNING DECISIONS continued			
LW/16/0777	9 Bramber Avenue	Certificate of Lawful Use or Development – erection of two storey rear extension to rear and roof conversion including new gable end	East
PTC not consulted			
LW/16/0797	Farrington Enterprise Estate Hoyle Road	Planning Application - Erection of seven business units (Use class B1) in 2 blocks for Popletts of Peacehaven Ltd	East
<p><b>No Objection with the proviso:-</b></p> <ul style="list-style-type: none"> <li>The buffer zone is enforced to a minimum of 5m as per plans</li> <li>The archaeological findings report has been approved prior to conditions being fully discharged</li> </ul> <p>Cllr. D Brindley proposed Cllr. B Gosling seconded</p> <p><b>Agreed</b></p> <p><b>Comments:-</b></p> <p>1 x Archaeological findings to be approved prior to conditions being fully discharged 1 x BT (no objections) 1 x Sussex Police (no objections)</p>			
LW/16/0802	4 Wellington Road	Planning Application - Conversion of existing garage to form an annexe, erection of a 1.3m side extension for Mr J Robison & Ms S Teng	East
<p><b>Refusal Recommended due to:-</b></p> <ul style="list-style-type: none"> <li>The proposal is for a separate dwelling and not an annexe</li> <li>Would set a precedent for similar developments</li> <li>Back garden development</li> <li>Inadequate local infrastructure - including A259, surgeries, school</li> <li>Effect on local character - surrounding area included</li> <li>Density of layout &amp; over development - too large for plot</li> <li>Absence of car parking facilities</li> <li>Increase of traffic &amp; congestion</li> <li>Exacerbate existing parking problems</li> </ul> <p>Cllr. R Farmiloe proposed Cllr. J Harrison-Hicks seconded</p> <p><b>Agreed</b></p>			
LW/16/0814	189F South Coast Road	Conversion of first floor offices (B1a) to residential dwelling (C3) - change of use	East
<p><b>No Objection</b></p> <p>Cllr. J Harrison-Hicks proposed Cllr. M Simmons seconded</p> <p><b>Agreed</b></p>			

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LW/16/0837	27A Friars Avenue	Planning Application - Loft conversion with hip to gable roof, rear dormer and 2 velux windows on front elevation for Mr B McManus	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. 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. D Brindley proposed Cllr. L Hallett seconded</p> <p><b>Agreed</b></p>			
LW/16/0865	12 Roderick Avenue	Planning Application - Conversion of roof void, extension of roof-slope to provide undercover balcony, re-roofing and part re-cladding for Mr A Lopes	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. 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. R Farmiloe seconded</p> <p><b>Majority Agreed</b></p> <p>Cllr. A Harrison abstained</p>			

Noted

#### NEXT MEETING

PH217 TO CONFIRM DATE OF NEXT MEETING – Tuesday 10<sup>th</sup> January 2017 at 7:30pm

Noted

THE MEETING ENDED AT 8:20pm

Signed

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