

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 7th FEBRUARY 2017 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: Reg Farmiloe
Brian Gosling
Lynda Hallett

Job Harris (Chair)
Melvyn Simmons

In Attendance

Sally Landers - Administration Officer

GENERAL BUSINESS

PH228 CHAIR ANNOUNCEMENTS

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.

Bus Shelters

The repair to the bus shelter at Gladys Avenue on the South Coast Road has been completed.

Potholes

The pothole in the middle of the road outside 159 Arundel Road, which was increasing in size due to frost, has now been repaired.

Tree Works Notices

The following tree work notices have been applied for:-

TW/17/0007/TPO at 1A Stanley Road, to reduce weight of lateral limbs over footpath of a sweet chestnut tree.

The following tree work notices have been given consent:-

TW/16/0144/TPO at 3 Anzac Close, to fell 3 x sycamore trees and replace with species to be agreed with local tree officer.

Signed

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Planning Appeal

The applicant of LW/16/0489 to demolish existing bungalow and the construction of a pair of semi-detached dwellings at 26 Bramber Avenue has appealed to the Department of Communities and Local Government following refusal of planning permission.

This Committee discussed this application on 9th August 2016 and again on 10th January 2017 when amended plans were submitted, on both occasions we recommended refusal.

Events

We will be celebrating Peacehaven's birthday at a centenary event to remember the naming of our town at the Evangelical Free Church, South Coast Road, this Sunday 12th February at 3pm, everyone is welcome.

There will be bingo in the Main Hall at Community House next Friday 17th February from 7pm.

Debate:-

It was noted that the bus shelter at Gladys Avenue was less likely to be damaged with the installation of metal panels and the overgrown tree at Second Avenue was still an issue.

Action: Chase work to be carried out at Second Avenue with regards to overgrown tree

PH229 PUBLIC QUESTION TIME

Alan Sargent – West Ward (Residents Association)

The resident read the following:-

I refer to the minutes dated 10th January 2017 Ref: pages 3 and 4 of 43. At the recent AGM of the Peacehaven & District Residents Association several members complained about the commercial vehicles visiting Greggs on the A259 and egressing the car park over on to the public foot path. There have been two near misses with invalid scooters. According to the minutes Cllr. J Harrison-Hicks has been in touch with the land owners concerning the parking fines, we request a report on the outcome of this discussion and also request that this Committee write to the landowners asking for additional bollards or a low level barrier to be installed before a serious accident occurs.

With reference to planning application LW/16/0911 page 12/43, this should read Cllr. I Buchanan not Mr. as he is a Councillor for ESCC.

S Landers confirmed the name on planning application LW/16/0911 was how Lewes District Council (LDC) had recorded the name of the applicant.

Cllr. R Farmiloe noted that the owners of the land at Greggs are based in Liverpool and they have been informed of these issues and stated that fines had been incurred due to vehicles not parking completely within the parking bays

Cllr. J Harris noted that ESCC Cllr. P Howson monitored security at the Greggs site and was aware of the issues there

Signed

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Sue Griffiths – North Ward

The resident stated that she had not received a response to questions raised at the previous Planning & Highways meeting on 10th January 2017

Action: Cllr. J Harris will investigate and respond to queries raised by Sue Griffiths on 10/01/17

Peter Seed – West Ward

The resident noted that Council had previously resolved to sell some of the scrubland at The Dell and queried if there were any plans to sell the remaining scrubland at this site

Cllr. J Harris stated there were no plans to sell more of the scrubland and any proposal with regards to this would be initiated initially by the Leisure & Amenities Committee and then Policy & Finance

Mike Gatti

The resident noted that invoices requesting payment had been issued at the Greggs site not parking fines and requested an update with regards to development proposals at Lower Hoddern Farm and land off Telscombe Road

Cllr. J Harris requested the resident made an appointment to meet with the Town Manager to discuss the development proposals

The resident requested an update with regards to the recent meeting which took place with the developers of Lower Hoddern Farm

Cllr. R Farmiloe confirmed that some Councillors and the Town Manager had met with the developers of Lower Hoddern Farm and a written update will follow

Action: Provide update with regards to meeting with developers of Lower Hoddern Farm

PH230 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (holiday)

Cllr. A Harrison – noted (prior commitment)

Cllr. J Harrison-Hicks – noted (holiday)

Cllr. A Loraine – noted (prior commitment)

PH231 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr. L Hallett declared an interest in application LW/16/0911 as she is a friend of the applicant

Cllr. L Hallett declared an interest in application LW/17/0041 as her son is working at this development

Cllr. J Harris declared an interest in application LW/16/0911 as he is a friend of the applicant

Signed

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Cllr. L Hallett proposed
Cllr. M Simmons seconded

Approved

Debate:-

None

REPORTS

PH233 PLANNING APPLICATIONS

LW/16/0883	64 Glynn Road West	Planning Application - Erection of single storey rear extension for Mr L Jutton	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 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 grass verges during construction must be repaired by the developer.</p> <p>Cllr. M Simmons proposed Cllr. B Gosling seconded Agreed</p>			
LW/16/0911	29B Telscombe Road	Planning Application - Section 73A retrospective application for the erection of an extension to the existing garage for Mr I Buchanan	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. 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>Majority Agreed</p> <p>Cllr. L Hallett abstained</p> <p>Comments 1 x Complaint from neighbour that planning permission had not been sought and disruption due to work completed thus far</p>			

Signed

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PH233 PLANNING APPLICATIONS continued

LW/16/1059	4A Cliff Avenue	Planning Application - Erection of single storey rear extension for Mr & Mrs Manco Deadline extended to 08/02/17	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 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.

Cllr. R Farmiloe proposed
Cllr. M Simmons seconded
Agreed

LW/16/1063	Co-Operative Group Ltd 165 South Coast Road	Planning Application - Construction of a canopy shelter to the rear of a retail unit for Co-operative Food Group	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. 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/17/0039	8 Turnpike Close	Planning Application - Erection of single storey front and rear extensions for Mr & Mrs Lay	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 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. M Simmons proposed
Cllr. B Gosling seconded
Agreed

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
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No Objection


Cllr. B Gosling proposed
Cllr. R Farmiloe seconded
Majority Agreed

Cllr. L Hallett abstained

Signed

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PH234 INFORMATION TO NOTE

Noted

PH235 PLANNING DECISIONS

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0750	No Objection	Planning Permission	D
LW/16/0906	No Objection	Refused	D
LW/16/0907	No Objection	Refused	D
LW/16/0920	No Objection	Planning Permission	D
LW/16/0962	Refusal Recommended	Planning Permission	D
LW/16/0964	No Objection	Planning Permission	D
LW/16/0970	No Objection	Planning Permission	D
LW/16/0982	No Objection	Notice of Prior Approval for Proposed Demolition	D
LW/16/0992	No Objection	Planning Permission	D
LW/16/1007	Refusal Recommended	Planning Permission	D
LW/16/1014	No Objection	Planning Permission	D
LW/16/1020	PTC Not Consulted	Certificate of Lawful Use or Development	-
LW/16/1027	Refusal Recommended	Refused	D
LW/16/1047	PTC Not Consulted	Certificate of Lawful Use or Development	D

LW/16/0750	58 Hodder Avenue	Planning Application - Single storey rear extension for Mr M Parsons	West
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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. L Hallett proposed
Cllr. D Brindley seconded

Agreed

Signed

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PH235 PLANNING DECISIONS continued

LW/16/O906	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
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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.

Any damage to the promenade during construction must be repaired by the developer with the suggestion only light goods vehicles are used for deliveries.

Cllr. J Harrison-Hicks proposed
Cllr. D Brindley seconded

Majority Agreed

Cllr. L Hallett, Cllr. R Farmiloe & Cllr. A Harrison recommended refusal

LW/16/O907	35 Swanee Close	Planning Application - Erection of two storey rear extension for Ms E Adams	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. Any damage to the grass verges during construction must be repaired by the developer.

Cllr. B Gosling proposed
Cllr. M Simmons seconded

Agreed

LW/16/O920	59 Tudor Rose Park South Coast Road	Planning Application - Erection of a porch for Mr K Buick	East
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No Objection

Cllr. J Harrison-Hicks proposed
Cllr. A Harrison seconded

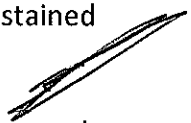
Majority Agreed

Cllr. B Gosling abstained

Signed

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Date


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PH235 PLANNING DECISIONS continued

LW/16/0962	118 Firle Road	Planning Application - Erection of single storey front and rear extensions for Mr L Beresford	North
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Over development • 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 • Issue with front extension exceeding building line – no objection with plans for rear extension <p>Cllr. D Brindley proposed Cllr. M Simmons seconded</p> <p>Agreed</p>			
LW/16/0964	45 Friars Avenue	Planning Application - Demolition of extension and erection of an end of terrace two storey dwelling for Mr R Brown Deadline for comments extended to 11/01/17	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. J Harrison-Hicks proposed Cllr. R Farmiloe seconded</p> <p>Agreed</p> <p>Comments 1 x Environment - 'unsuspected contamination' condition 1 x SGN 1 x Neighbour no objection if adequate parking has been made available on the site plan</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>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. 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>An asbestos survey should be carried out prior to demolition.</p> <p>Cllr. L Hallett proposed Cllr. B Gosling seconded</p> <p>Agreed</p>			

Signed

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Date


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PH235 PLANNING DECISIONS continued

LW/16/0982	51 Cairo Avenue	Demolition Notification Application - Prior notification of proposed demolition of bungalow for Petronella Properties Ltd Deadline for comments extended to 11/01/17	West
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No Objection

Cllr. D Brindley proposed
Cllr. L Hallett seconded

Agreed

LW/16/0992	23 Sunview Avenue	Planning Application - Erection of a single storey rear extension for Mrs S Stafford Deadline for comments extended to 11/01/17	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

Cllr. J Harrison-Hicks proposed
Cllr. R Farmiloe seconded

Agreed

LW/16/1007	10 Chene Road	Planning Application - Demolition and rebuilding of dwelling house for Mr & Mrs Pryor Deadline for comments extended to 11/01/17	East
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Refusal Recommended due to:-

- Outside planning boundary
- Over development
- Effect on local character
- Not enough information with regards to scale of proposed development

Cllr. A Harrison proposed
Cllr. M Simmons seconded

Agreed

Action: Contact building inspector with regards to potential for asbestos on demolition already actioned at 10 Chene Road LW/16/1007

Comments

1 x Neighbour - no objection but has concerns with regards to asbestos due to some demolish which has already happened, the removal of trees and hedges which has already happened, potential for protected species on site and potential for archaeological findings


1 x SGN

1 x Environmental - 'unsuspected contamination' & 'asbestos' conditions

Signed

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Date


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PH235 PLANNING DECISIONS continued

LW/16/1014	18 Glynn Road	Planning Application - Erection of single storey front and rear extensions for Mr S Newhan Deadline for comments extended to 11/01/17	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. 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. M Simmons proposed Cllr. B Gosling seconded Majority Agreed Cllr. A Harrison abstained</p> <p>Comments 1 x Archaeology - no issues</p>			
LW/16/1020	29 Tor Road West	Erection of single storey rear extension	North
PTC not consulted			
LW/16/1027	26 Bramber Avenue	Planning Application - Demolition of existing bungalow and detached garage and construction of a pair of semi-detached chalet bungalows (resubmission of LW/16/0489) for JJ Sea Ltd	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Unneighbourly • Loss of light • Will increase parking issues • Out of keeping with street scene (mainly single storey bungalows) • Loss of privacy <p>Cllr. L Hallett proposed Cllr. M Simmons seconded Agreed Comments 3 x Objection letters from neighbours</p>			
LW/16/1047	132 Hodder Avenue	Garage conversion	West
PTC not consulted			

Noted

NEXT MEETING

PH236 TO CONFIRM DATE OF NEXT MEETING – Tuesday 21st February 2017 at 7:30pm

Noted

Signed

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Date

21/02/17.

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CONFIDENTIAL REPORTS

**Minutes of the meeting of the PLANNING & HIGHWAYS COMMITTEE held in the ANZAC ROOM,
Community House, Meridian Centre, Peacehaven on Tuesday 10th January 2017 at 6:30pm**

PH237 TO APPROVE & SIGN THE CONFIDENTIAL MINUTES OF 10th January 2017

Cllr. M Simmons proposed

Cllr. B Gosling seconded

Approved

Debate:-

None

THE MEETING ENDED AT 8:15pm

Signed

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Date


21/02/17.

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