

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 8th August 2017 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM**

Committee Members Councillors:

Daryll Brindley	Ann Harrison
Jean Farmiloe	Jackie Harrison-Hicks
Reg Farmiloe	Dave Neave (Sub)
Lynda Hallett	Robert Robertson
Job Harris (Vice Chair)	Melvyn Simmons (Chair)

Present Councillors:

Daryll Brindley	Ann Harrison
Jean Farmiloe	Robert Robertson (7:30pm-8pm)
Reg Farmiloe	Melvyn Simmons (Chair)
Job Harris (Vice Chair)	

In Attendance

Claire Lacey – Town Manager
Sally Landers - Administration Officer

GENERAL BUSINESS

PH313 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.

Planning & Highways Committee Membership

We have received notification that Cllr. Rachael Coles has resigned from the Planning & Highways Committee.

Lower Hoddern Farm

Peacehaven Town Council has received a number of complaints from residents following the amendment at the Full Council meeting of 25th July 2017 regarding the Resolution made referencing Lower Hoddern Farm at the Extra Ordinary Full Council meeting on April 19th 2017. We would therefore like to issue the following Statement to ensure everyone is aware of the amendment and subsequent discussion at the Full Council meeting of 25th July 2017. On 19th April the Full Council of Peacehaven Town resolved to object to

Signed



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the Planning Application LW/17/0226 Lower Hoddern Farm, based on insufficient infrastructure in the town. This resolution still stands.

The Council went on to deliver a statement to residents to say they would object to all future planning applications for new housing in Peacehaven, due to insufficient road transport, lack of space in schools and overcrowded GP surgeries. This was agreed by all Councillors who attended that meeting; minutes are available on the website.

At the Full Council meeting of 25th July, Councillor Dave Neave requested an amendment to that Statement, by raising a motion for Council to vote on. This was seconded by Councillor Jackie Harrison Hicks. The advice received from the Monitoring Officer at Lewes District Council was that the Statement may be deemed to be 'Pre Determination' at an Advisory Committee and future Planning Committees at Peacehaven could be considered to be not properly considering the material planning considerations, should it stay in place.

Peacehaven Town Council Planning Committee, has no power to agree planning applications, this is a District decision. The district council has a duty to consider each application on its merits and as such it was felt it would not attach weight to a blanket refusal of all applications by the Town Council. The Council felt that if Peacehaven Council wants its representations to be given full consideration by the District Council then it would need to "lift" this blanket policy and show that it is considering applications individually.

The minutes of that meeting will be in draft until October 24th where they will be ratified by the next Full Council although residents have requested clarification of the Peacehaven Council decision which is as follows –

"Motion to reverse the statement of no further development being put on all planning applications"

If you have any further questions, please address them for the attention of the Town Manager or the Planning and Highways Committee for a response to be documented.

179 South Coast Road

We have received notification that the application to build a three storey block of flats has been refused by Lewes District Council. The Planning & Highways Committee discussed this application at our previous meeting and recommended refusal.

Churchill Development

Residents have raised concerns with regards to the ongoing parking issues at this location and believe restrictions should be implemented. We have passed these concerns to ESCC Highways to be dealt with as a matter of urgency.

Tree Protection Order

We have received a tree work notice for 2 Woodlands Close to reduce the crown of two sycamore trees, any comments should be forwarded to Lewes District Council, with reference to TW/17/0071/TPO.


Signed

Alan Sargent – West Ward, Chair of Residence Association

The resident read the following:-

Reference minutes of the meeting on 18th July 2017, agenda item PH306 (page 5/103)

Has the letter from the three developers been responded to yet by the Committee?

S Landers informed the resident that a response has not been sent yet but will be actioned shortly

Agenda Item 6, Land at Telscombe Road

I refer to the letter from Claremont Planning Consultancy dated 24th July 2017 appendix 1 (pages 16-48). The document is not clear about how many houses would be built or of what type, compared to the Lower Hoddern Farm site it could be a considerable number.

Considering the additional strain that this would put on the infrastructure, services and facilities this proposal must be considered a development too far. There are no suggestions on how these matters would be resolved.

Please note the circular that showed the original proposal that was circulated whereby SJ Capital were seeking buyers for plots of land at a cost of £10,800 as an investment. You will recall at the time that we warned that this was a scam and residents should be warned accordingly.

Now we have the alleged owner European Property Development (Sussex) submitting what can only be termed as a flyer. Before responding to this letter I would suggest that the Town Manager investigates the credibility and financial viability of the company and also confirm the ownership of the land with Land Registry.

Agenda Item 8, Planning Decisions (page 58)

There are six applications that have been passed by Lewes District Planning, two under delegated powers and four by the Council. Some applications registered significant objections from members of the public and the Peacehaven Planning Committee. As Chair would you kindly confirm if the planning officers visited the sites or was it a desk exercise? In addition did any Committee Members visit each of the sites or accompany the planning officer?

C Lacey informed the resident that planning decisions come under the remit of Lewes District Councillors and with regards to correspondence from Claremont Planning, should the development go ahead, they are proposing a minimum of 207 houses, confirming the land within the SDNP has been sold.

Action: A Sargent to write to Cllr. D Neave and Cllr. J Harrison-Hicks to confirm whether or not planning officers along with LDC Planning Committee Members conduct site visits with regards to planning applications

Cllr's M Simmons and R Robertson confirmed they visit the sites for each planning application on the agenda

Signed 

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Sue Griffiths – North Ward

The resident informed Members that Telscombe Town Council had invited Claremont Planning to a meeting to discuss the land at Telscombe Road and encouraged Peacehaven Town Councillors to attend.

Mike Gatti – North Ward

The resident read the following:-

Extra Ordinary Council Meeting

I believe the previous Extra Ordinary Council meeting this evening was called as a result of the sudden decision made by several Councillors to refuse to sign cheques on behalf of this Council.

I understand that this action has caused both inconvenience and problems to residents, community groups, Council Officers and their fellow Councillors. I am sure there must have been a good reason for this collective decision and I feel residents deserve an explanation as to why this was thought an appropriate and necessary course of action, carried out in such an abrupt manner, as without an explanation it may be viewed as both spiteful and malicious.

May we have a written response to this question for the attention of Peacehaven Focus Group

C Lacey confirmed that the correct notice period had been given for the Extra Ordinary Council meeting and informed the resident that the meeting was called to authorise six named Councillors plus the Chair of Council to be cheque signatories and complete a bank mandate

Lower Hoddern Farm LW/17/0226

Due to the size and scale of this planning application and being such a contentious issue that is of major concern to many residents of Peacehaven, would this Committee, on behalf of residents, request Lewes District Council hear this planning application in Peacehaven and not Lewes.

I realise that this is not the norm but neither is this application. Many residents have very serious concerns regarding this application judging by the number of objections received and are unable to, or find it very difficult, to travel to Lewes and would be very interested in witnessing the outcome first hand.


May we have a written response for the attention of Peacehaven Focus Group

Cllr. J Harris informed the resident that there is a precedent for this as a planning application has been heard in Newhaven before

C Lacey informed the resident that this application should go to Committee in September

The Argus

Following the article in The Argus on 6th August concerning the Lower Hoddern Farm development, have the Council contacted the paper to correct the erroneous information contained there in, if not will they be doing so. In particular the number of objections received by LDC regarding this development being 745 and not 60 as published. Also, Peacehaven's 'Planning & Transport Committee' error requires clarification.

Signed 

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C Lacey informed the resident that she will contact The Argus

Action: Written response to Peacehaven Focus Group:-

- **Why are Councillors refusing to sign cheques**
- **Can LW/17/0226 Lower Hoddern Farm be heard in Peacehaven and not Lewes**
- **Confirm The Argus has been informed of errors in article of 6th August 2017**

Rose Taylor

The resident raised objections to planning applications LW/17/0641 (houses x 2) and LW/17/0642 (house x 1) each at 32 Telscombe Road and was speaking on behalf of herself and four other residents.

The resident raised concerns that if the application for one house was approved then it would set a precedent and an application for a second house would follow.

The resident also queried if it was permissible for the applicant to submit positive comments on the LDC website in favour of the application

David Seabrook

The resident raised concerns with regards to the Churchill development, which is progressing and informed Members that the drilling had taken place outside permitted hours and the resulting dust had been intolerable. The resident informed Members that he had tried to contact LDC but his complaint had been ignored.

The resident informed Members that the trench where the fibre optic had been cut was still there and the fencing around the Churchill site was unsafe being only temporary and expressed concerns that the developers had little regard for the residents in the locality.

C Lacey informed the resident that Council were aware of these concerns and photographs have been taken of the fencing which will be an agenda item at the next SLR meeting with ESCC Highways however the fibre optic issue is the responsibility of Virgin Media.

PH315 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. L Hallett – noted (annual leave)

Cllr. J Harrison-Hicks – noted (annual leave)

PH316 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Any information included in this agenda or reports, is provided to Councillors as Members of Peacehaven Town Council. The comments and observations from all Peacehaven Town Councillors are preliminary ones, made prior to consideration at Lewes District Council and are based on the evidence and representations to the Town Council. It is expected that any decision they make for Peacehaven Town Council would be based on the information received, although if they are representatives on any other Council, they reserve the right to change their mind, subject to any further information

Cllr. R Robertson declared a conflict of interest being an LDC Councillor

Signed



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Cllr. A Harrison proposed
Cllr. J Harris seconded

Approved

Debate:-

Cllr. R Robertson informed Members that he and Cllr. R Coles had joined this Committee to assist with the numbers that needed to attend the previous meeting

Cllr. A Harrison noted that the number of Councillors on this Committee had reduced again, which did not give a good impression to members of the public

Cllr. R Robertson left the meeting at 8pm due to a prior commitment

REPORTS

PH318 CLAREMONT – LAND AT TELSCOMBE ROAD

The Planning & Highways Committee **AGREE** to respond to Claremont Planning with a letter to invite them to the Council meeting on 24th October 2017 and for representatives from Peacehaven Town Council to attend the meeting at Telscombe Town Council on 4th September 2017 with Claremont Planning

Cllr. A Harrison proposed
Cllr. D Brindley seconded

Agreed

Debate:-

Members discussed the development area in question noting that the owners of the land are registered in Gibraltar. The area covers Piddinhoe Parish and the South Downs National Park and Members agreed the description 'urban area' with reference to Peacehaven was not appropriate given the rural photographs within the correspondence.

Members agreed the following Councillors will attend the meeting at Telscombe Town Council on 4th September:-

- Cllr. D Brindley
- Cllr. J Farmiloe
- Cllr. R Farmiloe
- Cllr. J Harris
- Cllr. A Harrison
- Cllr. M Simmons

Signed



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Members agreed Claremont Planning should be made aware of the following:-

- This is an area of outstanding natural beauty
- This is not an urban area
- This is not a brown field site
- This area incorporates part of the South Downs National Park

Members agreed a representative from Claremont Planning should attend the next Council meeting 24th October 2017

Cllr. R Farmiloe suggested the town needed some decent shops

C Lacey informed Members that she had met with the Federation of Small Businesses who are keen to meet the Council's Business Planning Committee and suggested Cllr. R Farmiloe join the Sub Committee

Cllr. R Farmiloe agreed to join the Business Planning Committee

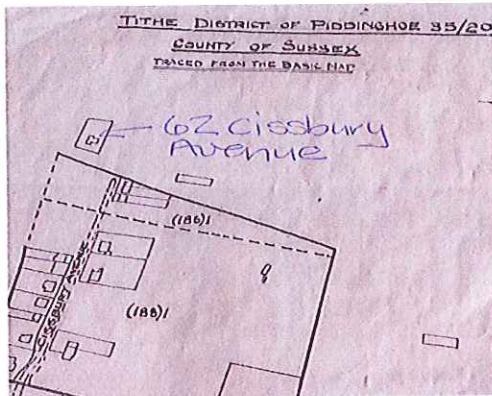
PH319 PLANNING APPLICATIONS

LW/17/0447	4 The Sycamores	Planning Application - Single storey extension to rear of property for Mr D Nicholson	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.</p> <p>All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30 to avoid 'rush hour' on the A259 and ease congestion</p> <p>Cllr. D Brindley proposed Cllr. J Harris seconded</p> <p>Agreed</p>			

Signed 

PH319 PLANNING APPLICATIONS continued

LW/17/0556	62 Cissbury Avenue	Planning Application - Erection of an oak framed garage for Mr J Thompson	East
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Defer pending further information:-

- Query concerning boundary as shown on the planning application compared to the map above
- Various types of garage are presented in the application of differing sizes, which one does this application refer to?
- The planning history is inconclusive and refers to various planning restrictions, will this be compliant with any restrictions?
- Various public footpaths in this area, will this obstruct access?

Cllr. A Harrison proposed

Cllr. J Harris seconded

Majority Agreed

Cllr. D Brindley abstained

Action: Contact LDC with queires

LW/17/0567	Workshop 18 Valley Road	Planning Application - Section 73A retrospective application for the siting of a touring caravan for seasonal occupation (April -October) for Mr D Diamond	North
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Refusal Recommended due to:-

- This site has been granted permission for car repairs with conditions applying to hours of use which it would appear have not been adhered to and despite complaints from residents to Lewes District Council, has not been enforced
- This is not an appropriate site for a residential/holiday caravan and the need to have it sited in this location is questionable
- The planning application states 'seasonal occupation' however if permission is granted how will this be enforced by Lewes District Council if previous planning restrictions have not been adhered to
- Back garden development
- Out of keeping with area and does not fit in with local surroundings
- Effect on local rural character

Cllr. D Brindley proposed

Cllr. R Farmiloe seconded

Agreed

Comments

2 x Letters of objection

1 x Ashdown Planning Consultants (siting errors on application and land registry records identifying another party)

Signed

PH319 PLANNING APPLICATIONS continued

LW/17/0604	25 Arundel Road	Planning Application - First floor side and rear extensions for Mr & Mrs Johnson	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.</p> <p>All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30 to avoid 'rush hour' on the A259 and ease congestion</p> <p>Cllr. A Harrison proposed Cllr. J Harris seconded Agreed</p>			
LW/17/0611	57 Rowe Avenue	Planning Application - Enlarged front proposed porch for Mrs J Carnegie	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.</p> <p>All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30 to avoid 'rush hour' on the A259 and ease congestion</p> <p>Cllr. D Brindley proposed Cllr. J Farmiloe seconded Agreed</p>			
LW/17/0641	32 Telscombe Road	Planning Application - Erection of 2 x three bedroom detached houses with attached single garages (resubmission of application LW/16/0686) for Benjamin Allen Bespoke Homes	North
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Inadequate access to accommodate emergency vehicles • Access road is too close to neighbouring properties • Development too dense for plot • Back garden development • Loss of privacy – over-looking neighbours, causing loss of privacy or light • Over development <p>Cllr. J Farmiloe proposed Cllr. R Farmiloe seconded Agreed</p> <p>Comments Reptile Survey Bat Survey Impact on trees</p>			

Signed



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PH319 PLANNING APPLICATIONS continued

LW/17/0642	Land Rear Of 32 Telscombe Road	Planning Application - Erection of 1 x three bedroom detached house with attached single garage for Benjamin Allen Bespoke Homes	North
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Refusal Recommended due to:-

- If approved this would set a precedent for an additional property to be built at a later stage being as the plan is identical to LW/17/0641 in design and layout
- Inadequate access to accommodate emergency vehicles
- Access road is too close to neighbouring properties
- Development too dense for plot
- Back garden development
- Loss of privacy – over-looking neighbours, causing loss of privacy or light
- Over development

Cllr. A Harrison proposed

Cllr. J Harris seconded

Agreed

Comments

1 x No Objection from 32A Telscombe Road

Reptile Survey

Bat Survey

Impact on trees *'The whole site is covered by a Tree Preservation Order. Most trees and indeed most of the vegetation is of very poor quality and its removal would not only allow the development to proceed, but would also give an opportunity to improve the longer-term tree cover with more appropriate and diverse species being planted as mitigation.'*

PH320 INFORMATION TO NOTE

Noted

PH321 PLANNING DECISIONS

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/17/0224	No Objection	Discharge of Planning Condition(s)	D
LW/17/0256	Refusal Recommended	Planning Permission (<i>LDC report appendix 1</i>)	C
LW/17/0287	No Objection	Planning Permission	D
LW/17/0291	No Objection	Planning Permission	D
LW/17/0314	Refusal Recommended	Planning Permission (<i>LDC report appendix 2</i>)	D
LW/17/0325	Refusal Recommended	Planning Permission (<i>LDC report appendix 3</i>)	C
LW/17/0363	Refusal Recommended	Planning Permission (<i>LDC report appendix 4</i>)	C
LW/17/0375	Refusal Recommended	Planning Permission (<i>LDC report appendix 5</i>)	C
LW/17/0386	No Objection	Notice of Variation of Planning Condition	D
LW/17/0405	Refusal Recommended	Refused	D
LW/17/0470	Refusal Recommended	Planning Permission (<i>LDC report appendix 6</i>)	D
LW/17/0499	No Objection	Planning Permission	D
LW/17/0505	PTC Not Consulted	Certificate of Lawful Use or Development	D
LW/17/0524	PTC Not Consulted	Notice of Prior Approval	D

Signed



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PH321 PLANNING DECISIONS continued

LW/17/0224	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/17/0256	42 Southview Road	Planning Application - The erection of a single storey extension to an existing bungalow, to allow the formation of two semi-detached bungalows, including the erection of a 1800mm high fence for Mr Chris Anderson	North
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Refusal Recommended due to:-

- Inadequate infrastructure
- Increase in air pollution due to congestion on A259
- Development will increase traffic congestion
- Impact on locality
- Back garden development
- Inadequate off road parking provided for
- Perimeter fence too high which would have an adverse effect on road safety

Cllr. R Farmiloe proposed

Cllr. M Simmons seconded

Agreed

Comments 3 x Objection letters

LW/17/0287	56 Steyning Avenue	Planning Application - Removal of existing single story family room (formally a garage) and erection of a new 2 story side extension for Mrs C Rolf	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 to avoid 'rush hour' on the A259 and ease congestion**

Cllr. R Farmiloe proposed

Cllr. A Harrison seconded

Agreed

LW/17/0291	18 Vernon Avenue	Planning Application - Demolition of existing two rear extensions, creation of a new flat roofed extension, internal alterations for Mr D Crowhurst	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. M Simmons proposed

Cllr. B Gosling seconded

Majority Agreed

Against Cllr. R Farmiloe

Signed



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PH321 PLANNING DECISIONS continued

LW/17/0314	Meridian Community Primary School Roderick Avenue North	Consultation by ESCC - Retrospective application for the retention of an existing double mobile classroom for 5 years for ESCC	North
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Refusal Recommended, ESCC has been granted planning permission to extend Meridian School which subsequently has been put on hold due to the need for primary school places decreasing. If this is the case why are temporary classrooms required?

With the permanent structure no longer being considered by ESCC, Peacehaven Council feels that there is no need for temporary classrooms and as such objects to this application for the following reasons:-

- The portable classrooms constitute building within the confines of another property.
- They are out of keeping with the street scene and other buildings on that site.
- They are of poor design.
- They inadequately support the infrastructure in the town.
- They are not adequately equipped for parking facilities on site.
- The additional children attending the school has an impact on local parking and highway safety.
- The approval of this application, retrospective or otherwise will exacerbate existing traffic problems and increase traffic congestion in the local area.

Whilst we appreciate this is down to the County Council to deliver projects such as this, they cannot expect us to recommend this (or any other) application, when plans to build permanent structures has been withdrawn.

Cllr. A Harrison proposed
Cllr. M Simmons seconded

Agreed (*Letter from ESCC postponing expansion, sent with comments to LDC*)

LW/17/0325	2 Southview Road	Planning Application - Demolition of the existing bungalow and erection of 2 x 4-bedroom semi-detached houses and 1 x 4-bedroom detached house. for P L Projects	North
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Refusal Recommended due to:-

- Inadequate infrastructure
- Increase in air pollution due to congestion on A259
- Development will increase traffic congestion
- Out of keeping with street scene
- Over development
- Unneighbourly
- Currently there are parking issues at this location which will increase significantly

Cllr. M Simmons proposed
Cllr. B Gosling seconded

Agreed

Comments 1 x Objection letter

Signed



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LW/17/0363	5 Bramber Avenue	Planning Application - Demolition of existing garage and construction of new single storey office accommodation for Mr & Mrs M Loughrey Deadline for comments extended to 21/06/17	East
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Refusal Recommended due to:-

- Over development
- Inadequate local infrastructure - including A259, surgeries, school
- Reduction of car parking facilities
- Exacerbate existing parking problems
- Density of layout & over development - too large for plot
- Local drainage needs to be improved – previous issues in this locality

Cllr. M Simmons proposed

Cllr. J Farmiloe seconded

Agreed

LW/17/0375	79 Phyllis Avenue	Planning Application - Demolition of the existing bungalow and double garage and erection of two x 3 bedroom semi-detached bungalows with rooms in the roof for Stevens & Page Services Ltd	West
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Refusal Recommended due to:-

- Inadequate local infrastructure - including A259, surgeries, school
- Increase air pollution on A259
- Effect on local character - surrounding area included
- Density of layout & over development - too large for plot
- Inadequate parking
- Increase of traffic & congestion
- Exacerbate existing parking problems

Cllr. M Simmons proposed

Cllr. L Hallett seconded

Agreed

LW/17/0386	205 South Coast Road	Variation of Planning Condition - Variation of conditions 13 and 15 relating to planning approval LW/14/0343 for amendment to parking layout for Mr G Price Request to extend deadline for comments to 19/07/17	West
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No Objection

Cllr. R Robertson proposed

Cllr. R Coles seconded

Majority Agreed

Cllr. A Loraine abstained

Signed



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LW/17/0405	48 Cairo Avenue	Planning Application - Erection of first floor extension over existing rear single storey extension for Mr S Sweeney	West
Refusal Recommended due to:- <ul style="list-style-type: none"> • 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 • Loss of privacy – over-looking, causing loss of privacy or light, too close • Poor design - does not fit in with local surroundings • Inadequate local infrastructure - including A259, surgeries, school • Effect on local character - surrounding area included • Density of layout & over development - too large for plot <p>Cllr. L Hallett proposed Cllr. M Simmons seconded Agreed</p>			
LW/17/0470	49 Piddinghoe Avenue	Planning Application - Division of property to create two dwellings, including the creation of off road parking for Mr J Davis	East
Refusal Recommended due to:- <ul style="list-style-type: none"> • Fire hazard – no escape route from enclosed bedroom • Inadequate parking • Back garden development • Poor design • Inadequate local infrastructure - including A259, surgeries, school • Density of layout & over development - too large for plot • Increase of traffic & congestion • Exacerbate existing parking problems • Increase air pollution on A259 <p>Cllr. J Farmiloe proposed Cllr. B Gosling seconded Agreed</p>			
LW/17/0499	33 The Highway	Planning Application - Rear and side extension for Mr J Greene Request to extend deadline for comments to 19/07/17	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.</p> <p>All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30 to avoid 'rush hour' on the A259 and ease congestion</p> <p>Cllr. R Coles proposed Cllr. J Harris seconded Majority Agreed Cllr. A Loraine abstained</p>			

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PH321 PLANNING DECISIONS continued

LW/17/0505	48 Capel Avenue	Enlargement of roof space including converting hip to gable of west elevation and enlarged dormers to north and south side elevations	East
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PTC Not Consulted

LW/17/0524	31 Piddinghoe Avenue	GPD – Extensions for Notification for Prior Approval for a larger home extension comprising a single storey flat roof rear and side extension measuring 5.97m in depth, 2.7m in width and 3m in overall height	East
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PTC Not Consulted

Noted

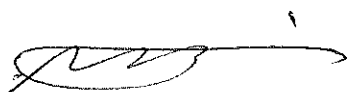
NEXT MEETING

PH322 TO CONFIRM DATE OF NEXT MEETING – Tuesday 29th August 2017 at 7:30pm

Noted

THE MEETING ENDED AT 9pm

Signed



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Date 29th August 2017

P&H Minutes 08/08/17

