

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 10th JANUARY 2017 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM**

Committee Members

Councillors:	Daryll Brindley	Ann Harrison
	Reg Farmiloe	Jackie Harrison-Hicks
	Brian Gosling	Andy Loraine (Vice Chair)
	Lynda Hallett	Melvyn Simmons
	Job Harris (Chair)	

Present

Councillors:	Daryll Brindley	Job Harris (Chair)
	Reg Farmiloe	Ann Harrison
	Brian Gosling	Jackie Harrison-Hicks
	Lynda Hallett	Melvyn Simmons

In Attendance

Claire Lacey – Town Manager
Sally Landers - Administration Officer

GENERAL BUSINESS

PH218 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.

Highways

The standard response time for fixing the pothole on Arundel Road by the chicane is 10 working days however this has now been repaired within 24 hours.

The road sign at Greenwich Way has FINALLY been replaced after many months waiting for the District Council – thank you to Councillor Reg Farmiloe for pursuing this.

ESCC Highways have been informed about the signage encroaching onto the footway outside the Co-Op on the South Coast Road, the Enforcement Team are investigating.

ESCC Traffic Data

October 2016 - 112 collisions compared with 124 in October 2015
November 2016 - 38 collisions compared with 161 in November 2015

The road traffic data for December 2016 and January 2017 will be updated during February 2017.

Parking Review

Lewes District Council is conducting a parking review, the plans showing the proposals can be viewed on line and comments submitted.

Signed

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PH218 CHAIR ANNOUNCEMENTS continued

Letters are currently being delivered to the local addresses affected.

Bus Shelters

The repair to the bus shelter at Gladys Avenue on the South Coast Road began today, Tuesday 10th January.

Tree Work Notices

We are in receipt of tree work notice TW/16/0144/TPO for 3 Anzac Close to fell three sycamore trees and replace with another species to be agreed with the local tree officer.

Tree work notice TW/16/0133/TPO for 23 Downs Walk to reduce the height of an oak tree has been approved.

Debate:-

The overgrown tree on Second Road is still an issue, the Grounds Team have cut back some of the foliage however they are not covered to work at height

Action: Raise issue of overgrown tree on Second Road at SLR

PH219 PUBLIC QUESTION TIME

Sue Griffiths – North Ward

The resident raised the following queries with regards to agenda item 6:-

- When did the Council decide the piece of land at The Dell was surplus to requirements?
- Why has there not been an Environmental Impact Assessment?
- Why has the decision come to Planning & Highways when it comes under the remit of Leisure & Amenities?
- Why are the Council selling a larger piece of land than they have advertised to the public?
- If the Council agrees recommendation 2.1, do they know what restrictions they are agreeing to?

Cllr. M Simmons stated these questions would be answered under agenda item 6

Alan Sargent – West Ward

The resident raised the following queries:-

- What action has the Committee taken regarding the potential parking problems that will develop, severely affecting the Rowe Avenue surgery and the residents of Rowe Avenue with regards to the proposed Churchill development at the Police Station site?
- What action is being taken with regards to shoppers parking at Greggs on the South Coast Road being fined if they only visit the Co Op. The shoppers parking at the site are being closely monitored by CCTV for infringements however there are no warning notices. There are many signs located around the site but no mention that the allowed two hours parking only applies to Greggs' customers and suggest that this is illegal.

Signed

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C Lacey stated that parking in Rowe Avenue will be raised at the next SLR meeting and that Peacehaven Town Council are aware of this issue. The car park at Greggs is privately owned and the Council cannot take any further action however Cllr. J Harrison-Hicks has been in touch with the land owners and raised concerns with regards to the fines being issued.

Peter Seed – West Ward

The resident read the following:-

'It seems that the council has concluded, following the Lewes District New Homes fiasco, that if you are intent on taking the public's assets from them, then it need to be done in complete secrecy. There is a sense of disappointment in the Chair's announcement on the discovery that a public notice was required before land at The Dell could be disposed of.

This announcement refers to a previous council resolution to investigate the sale of this land. This is the first the public has heard of such a resolution – presumably made during one of the confidential sessions now regularly tacked on to Committee agendas at the last minute. When the public notice is discovered, buried in a local newspaper, we read that the Council intends to dispose of land at The Dell. Was there a subsequent secret resolution to change the investigation into an intention to dispose?

If the disposal were to proceed what would Councillor's reaction be from others seeking to augment their plots? In fairness they should receive similar treatment unless some Councillor's have a particular interest in this initial disposal which they need to declare. Once developers become aware that the Town Council is no longer committed to the integrity of The Dell they will be seeking ways of obtaining planning permission for their own developments there. It would take only a minor change in central government planning regulations to envisage a situation where Lewes District Council would be obliged to assist them because we haven't identified sufficient land to meet our objectively assessed housing needs.

Returning to the disposal itself the public notice stated that the land was 1.5m wide, when information was posted on the Council website, the width had increased to 15m. The website stated a plan of the site was available in the Council office, having seen that plan yesterday there is now a further significant increase in the area of land to be disposed of. Clearly anyone who did spot the original notice and decided it was not worth objecting to a 1.5m strip disposal might take a very different view over the latest dimensions. The whole project should be abandoned now without wasting a further £600 on more public notices.'

Cllr. J Harris noted the comments

James Tilbury

The resident raised objections to planning application LW/16/1027 at 26 Bramber Avenue, stating the original application had been refused and that this was a re-submission of plans with the height of the development slightly reduced. The resident stated the area predominately comprises of bungalows and that there are already parking issues being as the road is a cul-de-sac which causes a problem for emergency vehicles. The resident stated there is a need for bungalows and not chalet bungalows in the area.

Cllr. J Harris noted the comments

Action: Raise Bramber Avenue parking issues at SLR

Signed

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PH220 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. A Loraine – noted (work commitments)

PH221 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. A Harrison declared an interest with regards to application LW/16/1029, land rear of 23 Outlook Avenue, due to being a resident in Outlook Avenue

PH222 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 6th December 2016

Cllr. B Gosling proposed
Cllr. M Simmons seconded

Approved

REPORTS

PH223 LAND AT RODERICK AVENUE/THE DELL

The Planning & Highways Committee **AGREES** to proceed with the sale of land at The Dell adjoining 14 Roderick Avenue

Cllr. M Simmons proposed
Cllr. J Harrison-Hicks seconded

Majority Agreed

Recorded vote requested

Agreed x 5 – Cllr's. M Simmons, D Brindley, J Harrison-Hicks, J Harris, L Hallett

Against x 1 – Cllr. B Gosling

Abstain x 2 – Cllr's. A Harrison, R Farmiloe

C Lacey summarised the report and the Committee submitted the following restrictions to be applied to the sale:-


- The land should not be built on
- The land should be used as a garden

The Committee agreed that the land is currently used as a dumping ground, the sale would not set a precedent and Lewes District Council are responsible for environmental issues. The sale of this piece of land will bring the perimeter in line with other properties on Roderick Avenue and the purchaser will be responsible for fencing the border and for clearing the site of overgrown brambles.

Signed

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PH224 PLANNING APPLICATIONS			
LW/16/0750	58 Hodder Avenue	Planning Application - Single storey rear extension for Mr M Parsons	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. 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>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</p> <p>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/16/0982	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
<p>No Objection</p> <p>Cllr. D Brindley proposed Cllr. L Hallett seconded</p> <p>Agreed</p>			

Signed

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PH224 PLANNING APPLICATIONS continued

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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PH224 PLANNING APPLICATIONS 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
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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

Cllr. A Harrison abstained

Comments

1 x Archaeology - no issues

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
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Refusal Recommended due to:-

- Unneighbourly
- Loss of light
- Will increase parking issues
- Out of keeping with street scene (mainly single storey bungalows)
- Loss of privacy

Cllr. L Hallett proposed

Cllr. M Simmons seconded

Agreed

Comments

3 x Objection letters from neighbours

Signed

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PH224 PLANNING APPLICATIONS continued

LW/16/1028	24 Dorothy Avenue	Planning Application - Demolition of bungalow and detached garage and erection of a pair of semi-detached chalet bungalows for Mr J Washer	West
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Refusal Recommended due to:-

- Unneighbourly
- Loss of light
- Will increase parking issues
- Out of keeping with street scene (mainly single storey bungalows)
- Loss of privacy

Cllr. D Brindley proposed
Cllr. L Hallett seconded

Agreed

LW/16/1029	Land Rear Of 23 Outlook Avenue	Planning Application - Section 73A retrospective application for the siting of a mobile home on land at rear of property for Mr P Betts	East
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Refusal Recommended due to:-

- Mobile home not sited on hard standing ground (legal requirement)
- Sewage and plumbing would be required
- The gas bottles currently sited next to mobile home should be secured

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

Majority Agreed

Cllr. D Brindley abstained
Cllr. A Harrison abstained

PH225 PLANNING DECISIONS

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0768	No Objection	Planning Permission	D
LW/16/0834	No Objection	Planning Permission	D
LW/16/0850	No Objection	Planning Permission	D
LW/16/0871	No Objection	Planning Permission	D
LW/16/0919	PTC Not Consulted	Certificate of Lawful Use or Development	D
LW/16/0932	No Objection	Planning Permission	D

Signed

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PH225 PLANNING DECISIONS continued

LW/16/0768	175 South Coast Road	Planning Application - Erection of a shed in the front garden for Mrs J Holt	East
<p>No Objection with the proviso:-</p> <ul style="list-style-type: none">• The shed is only used to house a mobility scooter• The shed is removed when no longer required to house a mobility scooter• The Committee suggested the exterior should be the colour of wood <p>Cllr. R Farmiloe proposed Cllr. D Brindley seconded</p> <p>Agreed</p> <p>Comments:- 1 x Objection letter (eyesore, frontage onto South Coast Road, building line of premises no longer unified)</p>			
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>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. L Hallett proposed Cllr. D Brindley seconded</p> <p>Agreed</p>			
LW/16/0850	6 Rustic Close	Planning Application - Erection of a rear and side single storey extension for Mr & Mrs Boxall	North
<p>No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30</p> <p>Cllr. D Brindley proposed Cllr. B Gosling seconded</p> <p>Agreed</p> <p>Comments:- 1 x ESCC Archaeology no objection, 1 x Southern Gas</p>			

Signed

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PH225 PLANNING DECISIONS continued

LW/16/0871	22 Cinque Foil	Planning Application - Erection of a single storey conservatory for Miss D Jeffery	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. D Brindley proposed Cllr. J Harrison-Hicks seconded Majority Agreed Cllr. A Harrison abstained Cllr. M Simmons abstained</p>			
LW/16/0919	109 Arundel Road	Erection of single storey rear extension with pitched roof and enlarged window	East
PTC not consulted			
LW/16/0932	Land Adjoining 15 Sunview Avenue	Planning Application - Erection of 2 detached chalet-style dwellings for Farrington Property Developments Ltd	East
<p>No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>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 Majority Agreed Cllr. J Harrison-Hicks abstained</p> <p>Comments:- 1 x Environment Team (contamination assessment recommended)</p>			

Noted

NEXT MEETING**PH226 TO CONFIRM DATE OF NEXT MEETING – Tuesday 31st January 2017 at 7:30pm**

Noted

THE MEETING ENDED AT 8:35pm

Signed

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Date

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