

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 12th JULY 2016 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM**

Committee Members

Councillors: Daryll Brindley
Rachael Coles
Reg Farmiloe
Brian Gosling
Lynda Hallett

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

Present

Councillors: Daryll Brindley
Rachael Coles
Brian Gosling

Lynda Hallett
Job Harris (Chair)
Ann Harrison

In Attendance

Sally Landers - Administration Officer

GENERAL BUSINESS

PH151 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 reenter 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.

Planning Applications Committee

There will be a meeting on Wednesday 20th July at 5pm at ESCC, County Hall, St. Anne's Crescent, Lewes.

The following Peacehaven applications will be discussed:-

LW/15/0858 - Demolition of existing bungalow and erection of 3-storey block of 6 x two bedroom flats – 328 South Coast Road

LW/16/0296 – Erection of a detached dwelling – 25 Glynn Road

LW/16/0307 – Demolition of existing house and erection of two one bed flats and two three bed houses – 45 South Coast Road

LW/16/0452 – Installation of two buggy storage units – 4-10 Balcombe Road.

If you wish to register to speak please ring Jen Suh or Rosalind Carroll at Lewes District Council no later than noon the day before the meeting.

Debate:-

Cllr. R Coles confirmed that due to limited timeframes in which to action a 'call in', a group of Councillors meet weekly to discuss applications. Cllr. R Coles noted that a 'call in' means a planning application will be discussed at LDC Committee level as opposed to a delegated decision made by a Planning Officer. Cllr. R Coles also stated that this will not affect the remit for this Committee and all applications will be discussed at these meetings

Signed

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Planters License

Peacehaven Town Council has obtained a license from ESCC Highways to permit the council to place planters, barrier baskets and a boat planter as per the schedule and within the parameters set.

Queries Raised

At the Planning & Highways meeting on 14th June, the term Certificate of Lawful Use or Development was queried. Certificates are issued to establish that the use or development of land is lawful whereby you wish to confirm that any existing use, or operation, or activity in breach of a condition or limitation on a planning permission that has already taken place is lawful. It is defined as being lawful if enforcement action cannot be taken against it. This may be because it had, or did not need planning permission, or it may be the case that the use or operation took place so long ago that the time enforcement action has expired.

Also at the previous Planning & Highways meeting the safety issue of concrete blocks stored on land in Hoyle Road was raised. Cllr. Jackie Harrison-Hicks contacted Lewes District Council and we have been advised that the concrete blocks are for the development of new industrial units on the Farrington Estate. There is a countrywide shortage of these blocks and they have been sourced from Essex. The development site needs to be prepared ready for the new units and there is no space available to store materials. Pallets can be stored up to 5m high however we have been informed that these are stacked no higher than 3m and we have been advised that they are well within safety limits.

Piddinghoe Avenue – Traffic Calming

These works will commence the week beginning 18th July and should be completed within two days. Residents will be advised by way of a letter drop in the locality. There will be a signed diversion in place via the A259, Keymer Avenue and Arundel Road.

PH152 PUBLIC QUESTION TIME

Alan Sargent – West Ward

The resident read the following:-

‘I refer to the Planning & Highways meeting of the 14th June 2016 re: PH144 (page 3/15).

It is 29 days since I raised the matter concerning S106 and CIL monies due to the Council and I have yet to receive a response to my question to which I was promised an answer in writing.’

Cllr. J Harris noted that this action was with the Town Manager who is currently on annual leave

In response the resident read the following:-

‘My concern is not so much as not having received a response but the fact that this Council is potentially missing out on either S106 or CIL monies from three very large housing developments in Peacehaven. Also because of the lack of communication from LDC, my concern is that the monies are being diverted elsewhere within the District.

Signed



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Whilst I appreciate that the Town Manager has been absent for a considerable time due to holidays and sickness, we do have a Chair and Vice Chair of this Committee and six District Councillors from Peacehaven who could be dealing with the matter. Please note the Vice Chair of this Committee is also a District Councillor.

Is the Council going to miss out through lack of initiative and let the monies go elsewhere?

If you don't chase, you don't get'

Cllr. J Harris stated he had consulted with District Councillors and requested they investigate this issue and noted he was awaiting a response

The resident noted that the Vice Chair, who is also a District Councillor, was absent from the meeting again

Cllr. J Harris noted the comment

Mae Pond – North Ward

The resident requested an update with regards to Ground Staff premises

Cllr. R Coles confirmed that Peacehaven Town Council (PTC) were currently awaiting a site visit from the LDC Planning Office

The resident queried the planning options available

Cllr. R Coles confirmed there were planning options available to site premises for the Ground Staff

The resident requested an update with regards to premises for Peacehaven Horticultural Society

Cllr. R Coles noted that this came under the remit of Lewes District Council (LDC)

The resident requested an update with regards to the public phone box at Pelham Rise

S Landers confirmed this had been discussed with another resident recently who had provided photographs of the phone box in question and noted that this resident had stated she would contact her source with regards to this matter

Cllr. R Coles noted that this is a BT issue and they should be contacted to resolve the matter

Adrian Jones – North Ward

The resident requested that Councillors correct the published meeting minutes of 15th May 2012 with regards to planning application LW/12/0356, noting that the comments, 'refusal recommended – breach of original planning consent for reasons too numerous to mention, this application should be retrospective', have significantly affected the sale of this property.

The resident noted that the Planning Enforcement Officer had also been contacted however the resident confirmed there had been no breach of any planning regulations.

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PH152 PUBLIC QUESTION TIME continued

The resident also queried a recent Planning & Highways meeting whereby the question of a TPO was raised with regards to a tree on this property.

The resident confirmed there was no TPO on the tree in question.

The resident also noted that the recent application for a Certificate of Lawful Use or Development on the property was also refused by this Committee.

The resident re-iterated that his property was unsaleable due to the comments on the Council website

Cllr. R Coles confirmed meeting minutes could not be altered and that this Committee was only advisory with regards to planning applications. Cllr. R Coles stated planning approval was given by LDC and their comments would supercede any remarks made by PTC

PH153 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. R Farmiloe – accepted (Mayoral engagement)

Cllr. J Harrison-Hicks – accepted (illness)

Cllr. A Loraine – not known

Cllr. M Simmons – accepted (hospital appointment)

PH154 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

None

PH155 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 14th June 2016

Cllr. L Hallett proposed

Cllr. B Gosling seconded

Approved

Debate:-

None

REPORTS

PH156 PAPER COPIES OF PLANNING APPLICATIONS

Noted

Debate:-

Cllr. R Coles queried the position Ed Sheath holds

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PH156 PAPER COPIES OF PLANNING APPLICATIONS continued

S Landers was unable to confirm the position Ed Sheath holds at LDC

PH157 PLANNING APPLICATIONS

LW/16/0220	24 Friars Avenue	Planning Application - Erection of a single storey rear extension for Mr A Higgins Deadline for comments extended to 13th July 2016	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. L Hallett proposed Cllr. D Brindley seconded</p> <p>Agreed</p> <p>Comments:-</p> <p>1 x ESCC Archaeology requesting programme of archaeological works</p>			
LW/16/0305	134 Arundel Road	Planning Application - Single storey extension to front for Mr T Ayling Deadline for comments extended to 13th July 2016	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. A Harrison proposed Cllr. B Gosling seconded</p> <p>Agreed</p> <p>Comments:-</p> <p>1 x Objection letter 1 x ESCC Archaeology no objection 1 x Southern Gas restrictions</p>			

Signed

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PH157 PLANNING APPLICATIONS continued			
LW/16/0371	244 Arundel Road West	Planning Application - Single storey side extension for Mr M Rundle Deadline for comments extended to 13th July 2016	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> <p>Comments:- 1 x Southern Gas restrictions</p>			
LW/16/0391	73 Montreal Close	Planning Application - Single storey extension for Mr & Mrs M White Deadline for comments extended to 13th July 2016	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. B Gosling proposed Cllr. D Brindley seconded</p> <p>Agreed</p>			
LW/16/0409	11 Firle Road	Planning Application - Demolition of existing conservatory and erection of single storey rear extension for Mr & Mrs K Staples	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. R Coles proposed Cllr. L Hallett seconded</p> <p>Majority Agreed</p> <p>Cllr. A Harrison abstained</p> <p>Comments:-1 x Southern Gas restrictions</p>			

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PH157 PLANNING APPLICATIONS continued			
LW/16/0411	25 Roundhouse Crescent	Planning Application - Section 73A Retrospective application for the erection of decking for Mr P Morgan	East
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • The site being an open plan development • Not in keeping with street scene • Would set precedent for neighbouring properties • Restricts view for vehicles exiting communal parking area at rear of property • Fire Hazard <p>Cllr. R Coles proposed Cllr. L Hallett seconded</p> <p>Agreed</p>			
LW/16/0415	155 Arundel Road	Planning Application - Section 73A Retrospective application for the erection of a single storey rear extension for Mr R Vegh	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Over development • Exceeds permitted development • Not integrated/sympathetic with current building • Exceeds height restrictions • Un-neighbourly <p>Cllr. L Hallett proposed Cllr. B Gosling seconded</p> <p>Agreed</p> <p>Comments:- 2 x Objection letters 1 x Southern Gas restrictions</p>			
LW/16/0422	16 Cairo Avenue	Planning Application - Conversion of a 3 bed detached bungalow and garage to a 2 bed semi-detached bungalow and a 3 bed semi-detached bungalow and the erection of two rear extensions for Mr G White	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Over development • Inadequate parking as sited in turning area at end of cul-de-sac <p>Cllr. L Hallett proposed Cllr. B Gosling seconded</p> <p>Agreed</p> <p>Comments:- 1 x Southern Gas restrictions</p>			

Signed

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LW/16/0433	39 Arundel Road	Planning Application - Erection of single storey side extension for Mr R Moore	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. D Brindley proposed Cllr. L Hallett seconded</p> <p>Agreed</p> <p>Comments:- 1 x ESCC Archaeology no objection 1 x Southern Gas restrictions</p>			
LW/16/0437	Units D1 And D2 Meridian Industrial Estate Newton Rd	Advertisement Consent Application - Installation of three fascia signs for Sky High Trampoline Park Ltd	West
<p>No Objection</p> <p>Cllr. L Hallett proposed Cllr. D Brindley seconded</p> <p>Agreed</p>			
LW/16/0440	19 Cornwall Avenue	Planning Application - Demolition of existing bungalow and outbuildings and construction of two x semi-detached dwellings for Mrs Wilson	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. An asbestos survey should be carried out prior to demolition.</p> <p>Cllr. D Brindley proposed Cllr. L Hallett seconded</p> <p>Majority Agreed</p> <p>Cllr. R Coles & Cllr. A Harrison abstained</p> <p>Comments:- 1 x Environment Team restrictions 1 x Objection letter</p>			

Signed

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PH15 7 PLANNING APPLICATIONS continued			
LW/16/0450	14 Victoria Avenue	Planning Application - Demolish and rebuild single storey side garage and extensions for Mr & Mrs T Gent	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. An asbestos survey should be carried out prior to demolition.</p> <p>Cllr. L Hallett proposed Cllr. B Gosling seconded</p> <p>Agreed</p> <p>Comments:- 1 x Southern Gas restrictions</p>			
LW/16/0452	4 - 10 Balcombe Road	Planning Application - Installation of two buggy storage units for Lewes District Council	West
<p>No Objection</p> <p>Cllr. L Hallett proposed Cllr. D Brindley seconded</p> <p>Agreed</p>			
LW/16/0498	10 Chene Road	Planning Application - Internal amendments to existing chalet bungalow with kitchen and living room extension for Mr P Pryor	East
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Outside planning boundary • Insufficient information with regards to above summary in relation to actual application <p>Cllr. L Hallett proposed Cllr. B Gosling seconded</p> <p>Agreed</p> <p>Cllr. L Hallett proposed this application be 'called in' Cllr. B Gosling seconded</p> <p>Agreed</p> <p>Action: Cllr. J Harris to contact a District Councillor to call in LW/16/0498 10 Chene Road</p>			

Signed

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PH158 PLANNING DECISIONS

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0145	No Objection	Planning Permission	D
LW/16/0160	Refusal Recommended	Refusal	D
LW/16/0167	No Objection	Planning Permission	D
LW/16/0264	No Objection	Consent to Display Advertisement	D
LW/16/0297	No Objection	Planning Permission	D
LW/16/0304	Refusal Recommended	Refused	D
LW/16/0333	No Objection	Planning Permission	D

LW/16/0145	7 Turnpike Close	Planning Application - Single storey side and rear extension for Mr C Hamill	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. D Brindley proposed
Cllr. R Farmiloe seconded

Agreed

LW/16/0160	16 Rustic Road	Planning Application - Demolition of existing double garage and erection of a two storey, three bedroom dwelling for Mr J Dudley	North
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Refusal Recommended due to:-

- Over development
- Loss of light for neighbouring bungalow
- Un-neighbourly
- Not in keeping with street scene

Cllr. M Simmons proposed
Cllr. R Farmiloe seconded

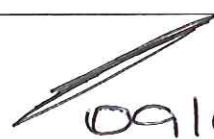
Comments

1 x Objection Letter

Signed

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LW/16/0167	12 Stanley Road	Planning Application - Two storey side extension for Mr P Styles	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. R Coles proposed Cllr. M Simmons seconded</p> <p>Majority Agreed</p> <p>Cllr. L Hallett abstained Cllr. J Harrison-Hicks abstained</p> <p><u>Comments</u></p> <p>1 x Supporting Letter</p>			
LW/16/0264	165 South Coast Road	Advertisement Consent Application - Installation of new aluminium shop fronts, three fascia signs and two internal window graphics for Greggs Plc	East
<p>No Objection</p> <p>Cllr. J Harrison-Hicks proposed Cllr. M Simmons seconded</p> <p>Agreed</p>			
LW/16/0297	59 Keymer Avenue	Planning Application - Single storey extension to the rear, new front entrance porch and conversion of garage for Mr T Davies	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>Cllr. J Harrison-Hicks proposed Cllr. L Hallett seconded</p> <p>Agreed</p>			

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PH158 PLANNING DECISIONS continued			
LW/16/0304	116 South Coast Road	Planning Application - Erection of a two storey residential dwelling within the curtilage of existing dwelling and construction of a cross over to the front of the existing residential dwelling for Mr & Mrs M Bols	East
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Back garden development • Over developed • Currently issues with parking and this would increase • Property on junction with A259 intensifying parking issues • Un-neighbourly • Not in keeping with street scene <p>Cllr. R Farmiloe proposed Cllr. J Harrison-Hicks seconded</p> <p>Agreed</p> <p><u>Comments</u></p> <p>3 x Objection letters</p> <p>Action: Call in application LW/16/0304, 116 South Coast Road (Cllr. J Harrison-Hicks)</p>			
LW/16/0333	67 The Lookout	Planning Application - Demolition of existing single storey side extension and erection of replacement two storey side extension for Mrs H Salisbury	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. A Harrison proposed Cllr. R Coles seconded</p> <p>Agreed</p>			

Noted

Cllr. A Harrison noted that on two occasions the PTC decision to recommend refusal of a planning application had also been refused at LDC

NEXT MEETING

PH159 TO CONFIRM DATE OF NEXT MEETING – Tuesday 9th August 2016 at 7:30pm

Noted

THE MEETING ENDED AT 8:45pm

Signed

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