

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 12th December 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 Melvyn Simmons (Chair)
Job Harris (Vice Chair)

Present Councillors: Jean Farmiloe Ann Harrison
Reg Farmiloe Dave Neave (Sub)
Job Harris (Vice Chair) Melvyn Simmons (Chair)

In Attendance Sally Landers - Administration Officer

GENERAL BUSINESS

PH363 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 available on request.


LW/17/0761 25 Mayfield Avenue

You may recall that this Committee was notified on 17th October that we had informed Lewes District Council that this application was invalid as the proposed internal floor plan had not been submitted. We were informed that the consultation process would re-start once the correct paperwork had been submitted.

We have now received the decision notice to **approve** this application to subdivide the bungalow into two x 2 bedroomed dwellings and this will be reported under 'Planning Decisions' at the next Planning & Highways Committee meeting.

As this Committee was not notified that consultation had commenced following submission of the correct paperwork and therefore denied the opportunity to submit comments we contacted Lewes District Council and received the following statement:-

Signed



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PH363 CHAIR ANNOUNCEMENTS continued

Unfortunately, I understand that you were not re consulted on receipt of additional information following the original application being made invalid. This was an oversight on the part of the planning team.

I hope it helps to reassure you that the proposed subdivision did not involve any enlargement of the existing building. In fact the only external works proposed involved hard surfacing the driveway for the provision of parking and installation of some windows and a door. These works can be carried out under permitted development and where there is appropriate drainage.

I hope this helps to clarify the position.

Events

Just a reminder that the Carol Concert is this Friday 15th December, all tickets have now been allocated so hopefully everyone who wishes to attend has a ticket.

The Town Council Christmas Market is being held this Saturday 16th December from 9am to 3pm, there will be 65 stalls set out in The Mall and Community House and Father Christmas will be in attendance in his grotto.

Debate:-

None

PH364 PUBLIC QUESTIONS

Alan Sargent – West Ward (Chair of Residents Association)

I attended last night's planning meeting concerning the Lower Hoddern Farm development, on behalf of the Association I would like to thank Cllr. Job Harris, Vice Chair of this Committee for the presentation he made to the meeting, excellent job.

As an outstanding matter from the last meeting I refer to the situation where ESCC assumed that K Kingston is still Town Clerk although he left the Council some three years ago, has this now been corrected and an apology received?

Cllr. M Simmons informed the resident that as far as he is aware an apology has not been received

Would the Committee kindly provide an update and what action has been taken with regards to the planters at the Anchor Surgery?

Cllr. M Simmons informed the resident that the Leisure & Amenities Manager is dealing with this

Agenda Item 8.1 – ESCC Highways Newsletter

I wish to commend the highways department for producing this excellent newsletter, would the Committee confirm how this is being rolled out to the public?

Action: Contact ESCC Highways to establish how their newsletter is being distributed to members of the public

Signed



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Agenda Item 8.3 – Consultation on Lewes District Local Plan Part 2

Would the Committee confirm how they are responding to this very important document consisting of three volumes?

The way I read 8.3 is that you are expecting members of the public individually to respond to these documents which will not happen because of their complexity and lack of planning knowledge, surely this Committee should be making a response on behalf of the public.

The consultancy time is very short, taking into account the Christmas and New Year holidays, you have already lost two weeks, so I suggest you request an extension of time.

Cllr. M Simmons informed the resident that this has already been noted as an agenda item for the next Planning & Highways meeting in order to meet the consultation deadline

Cllr. D Neave informed the resident that the consultation process would not change the content of the document however objections could be submitted and that it was important for residents and this Committee to provide feedback

Sue Griffiths – North Ward

The resident informed Members that when planning permission was granted for industrial units at Lower Hoddern Farm conditions were applied, these being to provide a bus stop, bus shelter and lay by on the east side near Glynn Road.

The resident queried if the timeframe in which to action these conditions had lapsed and requested the Committee investigate why this work has not been completed and why Lewes District Council has not enforced the planning conditions

Cllr. D Neave informed the resident that the timeframe would have lapsed if permission granted over five years ago and suggested he raise this at the next SLR meeting

Action: Cllr. D Neave to query at SLR why a bus stop, bus shelter and lay by on the east side near Glynn Road has not been actioned as a condition of planning permission for industrial units at Lower Hoddern Farm

PH365 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (family commitments)

Cllr. L Hallett – accepted (illness) sub Cllr. D Neave

Cllr. J Harrison-Hicks – accepted (illness)



PH366 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

No declarations received

PH367 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 14th November 2017

Cllr. A Harrison proposed
Cllr. J Harris seconded

Approved

Debate:-

Cllr. A Harrison requested an update with regards to the verge cutting contract

Cllr. M Simmons informed Members that quotes are being obtained however the existing contract is not due to expire until April 2018

REPORTS

PH368 LOWER HODDERN FARM PLANNING APPLICATION LW/17/0226

Cllr. M Simmons read the following:-

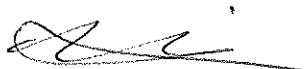
The Lewes District Council planning meeting of 11th December was held in Peacehaven last night, to discuss the application for housing at Lower Hoddern Farm.

With a spectacular turnout of over 200 people, the hall was packed at the Peacehaven Town Council offices, thank you to all Councillors who attended.

Peacehaven Town Council objected to this application in April this year, on grounds of insufficient infrastructure and over 1,000 written objections were received by Lewes District Council, including that of all of the Doctors based in the town.

Councillor Dave Neave, the only Peacehaven Councillor on the Lewes District Planning Committee was unable to attend, due to a long standing family engagement, although a prepared statement was read out by the District Solicitor. He was concerned that the application was flawed in respect of lack of detail regarding the social housing element, little detail on both air pollution and how the car share scheme would actually work. He recommended that the application was deferred on the grounds of insufficient information provided by the developer, in terms of transport, habitat, housing tenure, and heads of terms Section 106 and Community Infrastructure Levy payments. Councillor Neave's statement will be available with these minutes at the next meeting (*appendix 1*).

Signed



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We would like to thank specifically Councillor Elayne Merry, Councillor Nigel Enever, Councillor Job Harris, Mr Vivian Carrick, Mr Patrick Bowman and Mr Alan Sargent for voicing their concerns with this application.

Two Councillors proposed to accept the application, five voted against.

They went on to request further information from the County Council with specifics from the Travel Plan Coordinator and a request for Lewes District Officers to contact the Health Authority with details on how to access funding from the joint CIL pot.

We have been informed that bids for this funding will be opened in January 2018.

Debate:-

None

PH369 PLANNING APPLICATIONS

LW/17/0574	284 Arundel Road West	Creation of front open porch, off street parking, and enlarged rear dormer for Mr A Quarta Deadline for comments extended to 13/12/17	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>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. R Farmiloe proposed Cllr. J Harris seconded</p> <p>Agreed</p>			
LW/17/0949	20 Keymer Avenue	Section 73A retrospective application for rear dormer for Mr & Mrs Looker	East
<p>No Objection</p> <p>Cllr. D Neave proposed Cllr. R Farmiloe seconded</p> <p>Agreed</p>			

Signed



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PH369 PLANNING APPLICATIONS continued

LW/17/0966	41 Seaview Avenue	Erection of a two storey side extension to the existing end of terrace property to provide a new two bedroom dwelling with associated car parking for Mr & Mrs P & D King	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. If parking at the front of property required, recommend that the grass verge located between the two crossovers is removed and replaced by tarmac as adopted at other recent similar developments.

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 to avoid 'rush hour' on the A259 and ease congestion

Cllr. A Harrison proposed
Cllr. R Farmiloe seconded

Majority Agreed

Cllr. D Neave abstained

PH370 INFORMATION TO NOTE

Noted

PH371 PLANNING DECISIONS

LW/16/0989	Refusal Recommended	Refused	D
LW/16/1056	Refusal Recommended	Planning Permission	D
LW/17/0800	No Objection	Refused	D
LW/17/0811	Refusal Recommended	Refused	D
LW/17/0856	No Objection	Planning Permission	D
LW/17/0866	No Objection	Planning Permission	D
LW/16/0989	Site Adjacent 7 Damon Close	Planning Application - Erection of detached three bedroom dwelling with associated cycle/bin store for Mr J Gladwell	East

Refusal Recommended due to:-

- Poor design, the layout and positioning on the small plot could be improved
- Inadequate access to plot, emergency vehicles would not gain access if a vehicle is parked on the driveway as this is the only parking option given
- Back garden development
- Loss of privacy for neighbouring properties
- Density of layout & over development - too large for plot
- Absence of adequate car parking facilities
- Exacerbate existing parking problems within cul de sac

Cllr. J Harris proposed
Cllr. R Farmiloe seconded

Agreed

Signed



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PH371 PLANNING DECISIONS continued

LW/16/1056	207 South Coast Road	Planning Application - Demolition of existing building and erection of new building with commercial use on ground floor and six flats above for Mr G Price	West
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Refusal Recommended due to:-

- Effect on neighbouring property as this is a semi-detached building
- Design does not include significant gap between existing and proposed building
- Effect on neighbouring business
- Existing neighbouring business is a takeaway, the extractor fans could result in complaints from residents who occupy proposed flats
- No off road parking available
- Significant height difference between the building in this proposal and neighbouring property negatively affecting street scene

Cllr. A Harrison proposed

Cllr. L Hallett seconded

Majority Agreed

Cllr. D Brindley against

Letters of objection x 4

LW/17/0800	Church Hall The Church Of Immaculate Conception 34 Horsham Avenue	Planning Application - Single storey side extension to the church hall and link corridor to church, enlargement of existing window to form fire escape and installation of external metal fire escape stair for Chair, The Church of Immaculate Conception	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 to avoid 'rush hour' on the A259 and ease congestion**

Cllr. J Harris proposed

Cllr. D Brindley seconded

Agreed

LW/17/0811	24 Cornwall Avenue	Planning Application - Demolition of existing garage, erection of front and side extensions and conversion of roof including hip to gable extensions and creation of side dormers for Mr & Mrs Hemchandra	East
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Refusal Recommended due to:-

- Unbalanced structure and out of keeping with other bungalows in street
- Top heavy
- Dormers too large, overlooking neighbouring properties to the north
- Not in keeping with street scene
- Unneighbourly

Cllr. R Farmiloe proposed

Cllr. J Harris seconded

Agreed

Signed



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PH371 PLANNING DECISIONS continued

LW/17/0856	12 Roderick Avenue	Section 73A retrospective application for the conversion of roof void, including side dormers, re-roofing and part rear cladding and creation of rear balcony (amendment to planning approval LW/16/0865) for Mr A Lopes Deadline for comments extended to 15/11/17	West
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No Objection however Committee Members highlighted this is a retrospective application and this recommendation should not set a precedent for renovations to be actioned prior to obtaining planning permission.

The Committee recommends obscure glass is fitted to the sides of the balcony.

Cllr. J Harris proposed
Cllr. J Farmiloe seconded

Agreed

Comments

1 x No objection in principal however would expect the glazed screens on the side of the balcony to be a minimum of 1800 high and to be obscure glass (neighbour)

1 x No Objection (neighbour)

LW/17/0866	6 Telscombe Road	Erection of a single storey oak framed garage for Mr & Mrs Cole	North
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No Objection with the proviso, that due to the size of the structure, it remains as a garage and does not become used for residential purposes now or in the future

Cllr. J Farmiloe proposed
Cllr. J Harris seconded

Agreed

Noted

NEXT MEETING

PH372 TO CONFIRM DATE OF NEXT MEETING – Tuesday 9th January 2018 at 7:30pm

Noted

THE MEETING ENDED AT 8:15pm

Signed



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1 Unfortunately due to a long standing family engagement I'm unable to attend this planning committee tonight but I have been kindly awarded the opportunity to provide the following statement.

2 The application before us is a hybrid application for 450 units of housing spread over three stages. The justification for such numbers of housing isn't in question, a Government Inspector has agreed to those numbers for the site. However what is in question is the level of detail of the application and therefore the impacts that development will have and what is needed to mitigate those impacts and whether Councillors have at this stage enough information in which to make an informed judgement.

3 The level of detail in the application is minimal, which is probably why so many residents are concerned, not with the number of houses being built but the effects such a development will have. Relying on over thirty conditions to bring forward the details that should already be known to the Council is I believe inexcusable and sets applicants a precedent for major developments across the district. An example of this is affordable housing, it is welcomed that the developer has agreed in part to set aside 40% of the units to be affordable yet we do not know whether these will be houses, flats or what size of units or whether they will cater for the needs of our Lewes District population. In fact if you read paragraph 6.4 of the officers report it would appear uncertain that phases 2 and 3 of the development will even be constructed and if not then we will be left with informal open space, whatever that may mean.

4 The uncertainty of the impacts on A259 is another area of great concern, the Justification for Housing Strategy paragraph 8.16 and the Proposed Modifications Background paper of August 2015 paragraph 10 both clearly set out "that the only option for unlocking housing growth in Peacehaven lies in the promotion of effective enhancements to existing bus services and infrastructure along the A259 corridor to increase the share of total person demands by bus for the whole coastal area. Further housing development is also CONTINGENT on the delivery of a number of transport infrastructure improvements including improvements to the operation of the A259/Telscombe Cliffs Way junction, the Sutton Avenue roundabout and the Newhaven ring road". Yet it would appear from the officers report paragraph 4.54 that the infrastructure improvements which are necessary for housing to be provided may only be secured by S106 or CIL payments, again no details are provided of how or what this actually entails or when these improvements may be undertaken or whether this will be before the commencement of any house building.

5 There is no details about air pollution or how improvements of air quality may be undertaken, for example there is little detail of how the car club operates, where cycle storage will be located or even the electric charging points to be put in the scheme. It would have been nice as well to have looked at a bike hire scheme linking Newhaven train station with the Meridian Centre and the development but again the lack of information and detail has not brought these opportunities forward.

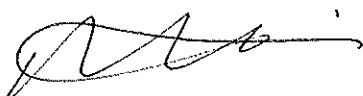
6 There are no details within the officer's report about the mitigation measures required for the safeguarding of nesting birds, reptiles and potentially the great crested newt as set out in the habitat survey.

7 The officer's report at paragraph 4.67 mentions coastal erosion and the demise of the A259 within the next thirty years. It is I believe a valid reason to protect the cliff between East Saltdean and Peacehaven and a good idea to support this with monies from CIL payments but again there appears no details as to what is being proposed or how much CIL may contribute.

8 Given the lack of details on what would appear quite important parts of the scheme, I would ask my colleagues on the Committee to DEFER their decision making until further work has been undertaken particularly around transport, habitat, housing tenure and the S106 Heads of Terms and CIL payments.

9 Should the decision making not be deferred then the conditions need to be carefully looked at to include habitat mitigation measures, air quality and transport infrastructure improvement measures and a need for a SUDS maintenance and management plan for the whole site (not phases) need to be brought forward prior to commencement as recommended by ESCC.

Signed



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