

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 14th JUNE 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
Reg Farmiloe
Jean Farmiloe
Brian Gosling

Lynda Hallett
Job Harris (Chair)
Jackie Harrison-Hicks
Melvyn Simmons

In Attendance

Sally Landers - Administration Officer

GENERAL BUSINESS

PH143 CHAIR ANNOUNCEMENTS

Health & Safety

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.

Query Updates

At the Planning & Highways meeting on 3rd May a query concerning 10 Stanley Road was raised with regards to tree works that had taken place.

We have checked applications relating to this property and there is no evidence of a TPO in place.

Tree Work Notice

We are in receipt of the decision notice for TW/16/0037/TPO with regards to felling a sycamore tree and replacing with a sycamore at 18 Valley Road, the application has been approved.

Public Footpath – Peacehaven 23

Following information received from Peter Seed, ESCC has served notice of an order which confirms a public footpath running from The Highway towards the cliff top, known as Peacehaven 23.

Events

There will be bingo this Friday 17th June at 7pm in the Main Hall.

Signed

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PH143 CHAIR ANNOUNCEMENTS continued

The Mayor's Civic Service will be held at the Evangelical Church on Saturday 18th June at 6pm, all are welcome.

Debate:-

None

PH144 PUBLIC QUESTION TIME

Joan Goldrich – North Ward

The resident queried the term 'Certificate of Lawful Use or Development' and the reason Peacehaven Town Council (PTC) were not consulted with regards to some planning applications

Cllr. J Harris stated that confirmation of the term 'Certificate of Lawful Use or Development' would be provided at a later date and noted that PTC had been excluded from consultation on a few occasions

Action: Clarify the meaning of 'Certificate of Lawful Use or Development' and present at next P&H's meeting during Chair Announcements

Alan Sargent – West Ward

The resident read the following:-

'There are three large housing developments along the north side of the South Coast Road where serious building work has commenced. These are located at No. 2 and also 8/10 together with the large block adjacent to the filling station on the corner.

With the Community Infrastructure Levy (CIL) now legislated the developer now has to pay the infrastructure contribution prior to the work commencing. These monies should be allocated to Peacehaven Council.

Unfortunately we have no Neighbourhood Plan in place therefore the monies are not allocated automatically where the Council would be entitled to 25%, currently it is up to 15%.

Even if any of the developments are considered prior to CIL becoming law there will still be Section 106 monies available.

May I ask what action has been taken by this Committee to claim these monies? It is essential that this Committee starts knocking on the door of Lewes District Council before the monies get allocated elsewhere.'

Cllr. J Harris noted the comments and stated the Town Manager will respond in writing

Action: Town Manager to write to A Sargent with regards to claiming CIL and Section 106 monies

Signed

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Graham Avenell – East Ward

The resident raised the issue of the planning application with regards to 116 South Coast Road and noted currently at least four vehicles are connected to this property causing parking issues. The resident stated the property is on the junction of the A259 and Piddinghoe Avenue and that speed bumps are due to be installed shortly and noted further vehicles as a result of another property on this road would cause problems

Cllr. J Harris noted the objections raised

John Carden – East Ward

The resident raised the issue of the grass verges and their maintenance noting that the contractor had recently changed. The resident stated that there were problems with the previous contractor and noted that this has continued with the new provider. The resident stated that sections of the verges are not being mowed or strimmed and that this requires action.

The resident also noted that cars are parking on the verges which causes problems and that Lewes District Council (LDC) should enforce the parking rules.

Cllr. J Harris noted the comments

Cllr. R Coles confirmed she had complained to the Council offices and direct to the contractor and as a result had received a visit from the provider which unfortunately did not offer an acceptable solution

Cllr. J Harrison-Hicks stated that the Council office is receiving complaints and noted that she is chasing the contractor for solutions to these issues

Miller Anderson – East Ward

The resident stated that he lives next door to 116 South Coast Road and raised concerns with regards to the scale of the proposed development. The resident noted that there had been no allowance around the proposed boundary to install scaffolding during construction. The resident stated the owner of 116 South Coast Road also owns the property opposite and should this application be approved would set a precedent to duplicate the proposal at this property too. The resident re-iterated a previous issue raised with regards to parking and noted that his telephone line crosses the property in question as does drainage

Cllr. J Harris noted the objections raised

John Bunce – East Ward

The resident stated he lived in Piddinghoe Avenue and had recently tried to sell his property and although interest had been forthcoming any potential buyers had raised concerns with regards to parking.

The resident also queried the number of objections received with regards to the proposal at 116 South Coast Road

Cllr. J Harris noted the objections raised

Cllr. J Harrison-Hicks stated she would confirm the number of objections received by LDC

Signed

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PH145 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. A Harrison – noted (prior commitments)

Cllr. A Loraine – noted (prior commitments)

PH146 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.

PH147 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 24th May 2016

Cllr. L Hallett proposed

Cllr. J Harrison-Hicks seconded

Approved

Debate:-

Cllr. R Coles noted that on occasions, the recommendation made by PTC, did not match the decision at LDC and questioned if a record was being kept with regards to this

S Landers confirmed a record of PTC recommendations and LDC decisions was being kept

REPORTS

PH148 PLANNING APPLICATIONS

LW/16/0244	272 South Coast Road	Planning Application - Change of use and conversion of former offices and depot (Sui generis use) to 8 residential apartments for SEMRA Properties Ltd	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none">• No allocated parking on property• Increased parking on side streets as a result of no allocated parking• Over developed• Un-neighbourly• Property located on main road (A259) approaching roundabout <p>Cllr. M Simmons proposed Cllr. R Farmiloe seconded</p> <p>Agreed Comments 1 x Objection letter</p> <p>Action: Check ESCC Highways comments with regards to LW/16/0244</p>			

Signed

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PH148 PLANNING APPLICATIONS continued			
LW/16/0273	23 Firle Road	Planning Application - Erection of an additional residential storey to form 1 x two bedroom dwelling for Mr M Blencowe	North
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • An additional storey to current property would cause issues with drains and foundations • Over developed • Un-neighbourly • Out of context with surrounding area • Parking issues <p>Cllr. R Coles proposed Cllr. M Simmons seconded</p> <p>Agreed</p> <p><u>Comments</u></p> <p>2 x Objection letters</p>			
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>			

Signed

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PH148 PLANNING APPLICATIONS continued			
LW/16/0387	Land At Hoyle Road	Planning Application - Use of land for open storage, laying crushed concrete surface and erection of 2m high palisade security fencing for Philip Farrington Properties Ltd	East
<p>No Objection with the proviso:-</p> <ul style="list-style-type: none"> The height of items stored should be no greater than 2m and NOT 4m as stated in application No deliveries on bank holidays Wildlife survey should be actioned prior to approval <p>Cllr. J Harrison-Hicks proposed Cllr. R Farmiloe seconded</p> <p>Majority Agreed</p> <p>Against: Cllr. R Coles, Cllr. D Brindley</p> <p>Cllr. L Hallett suggested the site could be used as a recycling centre for Peacehaven</p> <p>Action: Report health and safety concerns with regards to concrete blocks stored at Hoyle Road</p>			

PH149 PLANNING DECISIONS			
PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0009	No Objection	Refusal	D
LW/16/0106	No Objection	Refusal	D
LW/16/0148	No Objection	Planning Permission	D
LW/16/0231	No Objection	Planning Permission	C
LW/16/0232	No Objection	Planning Permission	C
LW/16/0235	No Objection	Planning Permission	D
LW/16/0254	No Objection	Planning Permission	D
LW/16/0337	PTC Not Consulted	Prior Approval	D

LW/16/0009	64 The Promenade	Loft conversion with south facing terrace	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 Agreed</p>			

Signed

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PH149 PLANNING DECISIONS continued			
LW/16/0106	214 Arundel Road Central	Planning Application - Proposal for a new gable ended roof, including 2 dormers to east elevation facing Roderick Avenue for Mr M Light	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. An asbestos survey should be carried out prior to demolition.</p> <p>Cllr. L Hallett proposed Cllr. B Gosling seconded Agreed</p> <p>Comments 1 x Objection from neighbour</p>			
LW/16/0148	2 Mitchelldean	Planning Application - Demolish existing pre-fabricated garage and the rear lean-to garden room and replace with a single storey side and rear extension. Rear dormer to form bedroom and ensuite in the roof area. Replace front porch for Mr & Mrs M Reid	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. An asbestos survey should be carried out prior to demolition. Obscured glass required for bathrooms/en-suite</p> <p>Cllr. D Brindley proposed Cllr. J Farmiloe seconded Agreed</p> <p>Comments 1 x Objection letter (neighbour)</p>			
LW/16/0231	37 Southdown Avenue	Planning Application - Change of use from communal space to one-bedroom bungalow for Lewes District Council	East
<p>No Objection</p> <p>Cllr. J Harrison-Hicks proposed Cllr. L Hallett seconded Agreed</p>			
LW/16/0232	25 Downland Avenue	Planning Application - Change of use from communal space to one-bedroom bungalow for Lewes District Council	East
<p>No Objection</p> <p>Cllr. J Harrison-Hicks proposed Cllr. L Hallett seconded Agreed</p>			

Signed

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PH149 PLANNING DECISIONS continued			
LW/16/0235	2 Coney Furlong	Planning Application - Erection of single storey side extension with mono-pitched roof for Mr M Harris	North
<p>No Objection with the proviso 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 Loraine proposed Cllr. R Coles seconded</p> <p>Agreed</p>			
LW/16/0254	Unit 3 Quay Units Bolney Avenue	Change of use from B1 to B2 for the purpose of producing beer on a micro scale, to be distributed via wholesale	East
<p>No Objection – the Committee suggested the beer should be named ‘Peacehaven Beer’</p> <p>Cllr. J Harrison-Hicks proposed Cllr. L Hallett seconded</p> <p>Agreed</p>			

Noted

NEXT MEETING

PH150 TO CONFIRM DATE OF NEXT MEETING – Tuesday 12th July 2016 at 7:30pm


Noted

THE MEETING ENDED AT 8:25pm

Signed

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Date


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