

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 14th November 2017 AT 7:00PM
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 Melvyn Simmons (Chair)
Job Harris (Vice Chair)

In Attendance Sally Landers - Administration Officer

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.

Rampion Wind Farm presentation by Cllr. Job Harris

Cllr. J Harris provided an overview of the Rampion Windfarm presentation he attended in Worthing on 7th November 2017 and highlighted the £3.1million Rampion Fund available for local projects to benefit the Sussex community

Action: Cllr. M Simmons to meet with the Town Manager to discuss applying for Rampion Fund monies available for local projects to benefit the Sussex community

Southern Water Community Engagement presentation

Southern Water presented a shortened version of their Community Engagement project to inform residents and businesses of how not to block sewers with cooking fat etc. It was requested the complete presentation be forwarded to all Councillors

Action: Email Southern Water presentation to all Councillors

Signed 

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GENERAL BUSINESS

PH354 CHAIR ANNOUNCEMENTS

Tree Works Notices

We have received tree work notice TW/17/0113/TPO for 14 Anzac Close to fell two sycamore trees, any comments should be submitted to Lewes District Council by 22nd November.

Tree work notice TW/17/0097/TPO for 3 Wendale Drive has received consent for work to be carried out on three ash trees.

Verge Cutting Contract

The grass verge cutting contract currently sits with the Leisure & Amenities Committee along with the budget and income received however it has been requested it falls under the remit of Planning & Highways.

Therefore here is an update on the current position. Members have requested that we renegotiate the existing Grass Verge Cutting Contract and Officers are currently in the process of doing this and are awaiting a final quotation from Burleys, who currently hold the contract with Lewes District Council. Quotations have been received from Countryman's, our existing contractor and Jordan's, our previous contractor. The specification for the quotations is 7 cuts each year, with strimming and cutting completed as necessary around obstructions. Grass is left to decompose on site as grass collection is prohibitively expensive. East Sussex County Council currently contributes to the cost of the contract, though this is currently under review. The current contract expires in April 2018. Quotations and a report are intended to be before Council early 2018.

Churchill Development

At the previous meeting a resident raised the issue of litter being left by construction staff at this development, this has been reported to Lewes District Council's Environmental team.

Anchor Surgery Planters

At the previous meeting a resident raised the issue of who is responsible for the maintenance of the planters at Anchor Surgery, in response Angels Walk are responsible.

PH355 PUBLIC QUESTIONS

Alan Sargent – West Ward (Chair of Residents Association)

The resident read the following:-

PH345 Public Questions 17/10/17 Minutes (page 2/45 of the agenda)

Further to Cllr. M Simmons letter sent to ESCC concerning the incorrect addressee, has the Council received an apology letter yet? If not I suggest that the matter is raised with our two County Councillors.

Cllr. M Simmons informed the resident that he will speak to the Town Manager to see if an apology has been received from ESCC

Signed 

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Anchor Surgery Planters

Has the Leisure & Amenities Manager investigated the situation with regards to the planters and is there a written report available from the listed actions as on page 4/45?

Cllr. J Harris informed the resident that Council are aware the Anchor Surgery planters are in a poor state of repair and need to be removed

Cllr. A Harrison informed the resident that she had raised the issue of Anchor Surgery parking at the SLR meetings as it needs to be improved and increased to prevent inappropriate parking

Churchill Development

With regard to the Churchill Development there appears to be a tidying up of the public area and it appears to be being maintained.

LW/17/0761 – 25 Mayfield Avenue

I note that LDC have accepted that this application was invalid, well done the Committee.

Agenda Item 7 – Information to Note

I also note the proposed SDNP Community Infrastructure Levy (CIL) payment process, as there is a considerable amount of monies involved have LDC and ESCC issued a similar edit yet for Peacehaven? I understand ESCC Cllr. N Enever is on the allocation Committee

Sue Griffiths – North Ward

The resident raised the issue of the development at 95 Malines Avenue which has taken over the footpath and grass verge

Action: Report development at 95 Malines Avenue to LDC Building Control as it has taken over the footpath and grass verge

Robin Shannon

The resident informed the Committee that a neighbours' planning application had been refused and now the proposed development appears to be going via the route of 'permitted development'. The resident highlighted that permitted developments are not discussed by Peacehaven Town Council and not checked by Lewes District Council to be within the parameters of a permitted development

Cllr. J Harris informed the resident that he should request a Lewes District Council Planning Officer site visit

PH356 TO CONSIDER APOLOGIES FOR ABSENCE

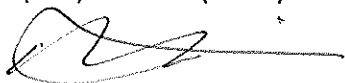
Cllr. D Brindley – noted (family commitments)

Cllr. L Hallett – accepted (illness)

Cllr. J Harrison-Hicks – noted (prior commitments)

Cllr. D Neave (sub) – noted (family commitments)

Signed



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PH357 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

PH358 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 17th October 2017

Cllr. J Harris proposed
Cllr. J Farmiloe seconded

Approved

Debate:-

None

REPORTS

PH359 PLANNING APPLICATIONS

LW/17/0827	53 Cairo Avenue	Single storey rear extension, installation of two roof lights, raised patio and internal alterations for Mr J Wilkinson	West
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No Objection with the proviso a taller fence is fitted between this property and the neighbouring property at a lower gradient and the balcony has obscured glass to protect neighbours privacy.

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. R Farmiloe proposed
Cllr. A Harrison seconded

Agreed

Comments

1 x Objection (neighbour – overlooking & loss of privacy)

Signed



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PH359 PLANNING APPLICATIONS 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/17/0859	23 Firle Road	Erection of a single storey extension to the rear of the building to accommodate 2 x studio flats for Mr M Blencowe	North
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The Committee noted that the description is incorrect and the application is to build 3 x studio flats not 2

Refusal Recommended due to:-

- Out of keeping with demographic of location which will have an effect of local character
- Out of keeping with street scene of bungalows
- Overdevelopment
- Poor design
- Inadequate parking provided

Cllr. A Harrison proposed
Cllr. R Farmiloe seconded

Agreed

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

Signed



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PH359 PLANNING APPLICATIONS continued

LW/17/0877	4 Friars Close	Erection of pvcu conservatory at rear for Mr S Gurung	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. 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. J Farmiloe proposed Cllr. R Farmiloe seconded</p> <p>Agreed</p>			

PH360 INFORMATION TO NOTE

Noted

PH361 PLANNING DECISIONS

LW/17/0447	No Objection	Planning Permission	D
LW/17/0641	Refusal Recommended	Planning Permission (LDC Report <i>appendix 1</i>)	C
LW/17/0642	Refusal Recommended	Planning Permission (LDC Report <i>appendix 2</i>)	C
LW/17/0664	Refusal Recommended	Planning Permission (LDC Report <i>appendix 3</i>)	D
LW/17/0696	No Objection	Planning Permission	D
LW/17/0786	No Objection	Planning Permission	D
LW/17/0794	No Objection	Planning Permission	D
LW/17/0819	No Objection	Planning Permission	D
LW/17/0447	4 The Sycamores	Planning Application - Single storey extension to rear of property for Mr D Nicholson	North

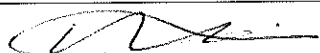
No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation 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. D Brindley proposed
Cllr. J Harris seconded

Agreed

Signed



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PH361 PLANNING DECISIONS continued

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
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Refusal Recommended due to:-

- 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. J Farmiloe proposed

Cllr. R Farmiloe seconded

Agreed**Comments****Reptile Survey****Bat Survey****Impact on trees**

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.'*

LW/17/0664	99A Roderick Avenue	Planning Application - Erection of shed in rear garden for Mr S Purvis	West
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Refusal Recommended due to the size of the shed being too large for its location, forwards of the principal elevation of the property and adjacent to the highway

Signed



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PH361 PLANNING DECISIONS continued

LW/17/0696	47 Piddinghoe Avenue	Planning Application - Demolition of existing bungalow and the erection of a new bungalow for Mr J Lawrence	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 to avoid 'rush hour' on the A259 and ease congestion

An asbestos survey should be carried out prior to demolition.

Cllr. A Harrison proposed

Cllr. J Farmiloe seconded

Agreed

LW/17/0786	35 Telscombe Road	Planning Application - Demolition of existing bungalow and erection of one bungalow, two semi-detached chalet bungalows and four semi-detached houses for Babbayan & Dwyer-Smith Investments Ltd	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. 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.

An asbestos survey should be carried out prior to demolition.

With large sites a vehicle wheel wash system to be used to stop contamination of the public highway especially as the development opposite this site, at land to the rear of 32 Telscombe Road, has been approved.

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. D Brindley proposed

Cllr. D Neave seconded

Majority Agreed

Cllr. J Farmiloe against

Cllr. R Farmiloe against

Signed



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PH361 PLANNING DECISIONS continued

LW/17/0794	18 Dorothy Avenue	Planning Application - Conversion of existing garage to create one bedroom ground floor flat for Nick Marshall Properties Ltd	West
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No Objection, Peacehaven Town Council support this application with the proviso a parking space is allocated to the occupants of the new flat and the wheelie bins, currently located in front of the garages, are assigned a suitable alternative space.

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. 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. D Brindley proposed

Cllr. R Farmiloe seconded

Agreed

LW/17/0819	67 The Lookout	Planning Application - Demolition of single storey side extension and erection of replacement two storey side extension including first floor rear balcony (revision to LW/17/0177) for Mrs H Salisbury	North
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No Objection with the proviso the property remains as one dwelling.

Cllr. D Brindley proposed

Cllr. R Farmiloe seconded

Agreed

Noted

NEXT MEETING

PH362 TO CONFIRM DATE OF NEXT MEETING – Tuesday 12th December 2017 at 7:30pm

Noted

THE MEETING ENDED AT 8:40pm

Signed



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