

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 15th MARCH 2016 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM**

Committee Members

Councillors:	Daryll Brindley Jean Farmiloe Reg Farmiloe Lynda Hallett (Vice Chair)	Job Harris (Chair) Ann Harrison Jackie Harrison-Hicks Dave Neave
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Present

Councillors:	Daryll Brindley Jean Farmiloe Reg Farmiloe Brian Gosling (sub)	Lynda Hallett (Vice Chair) Job Harris (Chair) Jackie Harrison-Hicks Dave Neave
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In Attendance

Sally Landers - Administration Officer

GENERAL BUSINESS

PH108 CHAIR ANNOUNCEMENTS

Fix My Street Updates

Fix My Street is a faster way for the public to report highway and road repair issues to ESCC, the website address is www.eastsussex.fixmystreet.com

There is an overgrown tree in Second Road obstructing the street light and telephone line which has been an issue for some time, although this had been reported to ESCC no action had been taken however a further report was submitted, along with a photograph on 2nd February via 'Fix My Street'. The latest update received as of yesterday is that the tree officer has visited the site and will be arranging for work to be carried out in April.

The following sites have been reported via 'Fix My Street' with regards to overhanging shrubs:-

- Pelham Rise footpath
- Junction of Cinque Foil and Pelham Rise
- Rosemary Close

Demolition of 2 South Coast Road

The demolition of this property raised issues when the Fire and Rescue Service were called to deal with a bonfire. Due to complaints received from residents Peacehaven Town Council requested a site visit by the Planning Enforcement Officer however the site had been cleared when the visit took place on 1st March. We have enquired if there were any planning conditions with regards to bonfires however it would appear there are none and Lewes District Council have advised contacting Environmental Health if it occurs again.

Strengthening Local Relationships Update

ESCC have confirmed it is not economically viable to continue to replace individual kerb stones and therefore tarmac is used.

ESCC will investigate the damage to the grass verges around the Bovis Homes site.

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PH108 CHAIR ANNOUNCEMENTS continued

Due to damage caused by a breakdown vehicle in Dorothy Avenue, ESCC have made good the grass verge with stones.

The Town Manager and Cllr. Job Harris visited the site on 26th February where the Peacehaven town sign is obstructing the view of the obelisk on the South Coast Road, further updates to follow.

Telecommunications Mast

At a previous meeting this Committee suggested potential locations to install a telecommunications mast unfortunately the target coverage area is north Peacehaven and therefore our suggestions were not viable.

Electronic Consultation Training

In April we will not receive paper copies of planning applications and therefore several Councillors attended a training session at Lewes District Council recently to view the electronic consultation process.

Additional Notice Board

Peacehaven Town Council received a request to install a notice board in North Peacehaven on the junction of Pelham Rise and Telscombe Road.

In order not to incur any costs we have installed a spare notice board from Community House in the bus shelter at Roderick Avenue North on Telscombe Road.

Debate:-

Cllr. L Hallett requested further information with regards to the Peacehaven town sign obscuring the obelisk on the A259

Cllr. J Harris stated this issue had been reported to ESCC Highways

Action: Obtain update from ESCC Highways with regards to the Peacehaven town sign obstructing the obelisk on the A259

Cllr. B Gosling noted that the demolition of 2 South Coast Road had resulted in mud on the public footpath which will be a health and safety issue if and when it rains

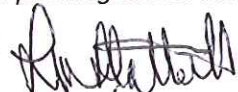
PH109 PUBLIC QUESTION TIME

Paul Webb – West Ward

The resident noted that the verge had been repaired in Dorothy Avenue North to a very good standard however it had been damaged again by the refuse collection vehicle which had to mount the verge to pass the breakdown vehicle which is blocking access

Cllr. D Neave noted that Peacehaven Town Council (PTC) were awaiting further information from ESCC Highways concerning the need for a license and whether or not it is required for the breakdown vehicle. Cllr. D Neave noted that if a license is not required then PTC cannot take any further action to prevent this vehicle parking in Dorothy Avenue North.

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Action: Cllr. D Neave to raise issue of breakdown vehicle parking in Dorothy Avenue North at SLR on 18th March with regards to further damage to the verge which had been repaired by a refuse collection vehicle in order to pass this vehicle

Action: Contact Lewes District Council with regards to refuse collection vehicle damaging recently repaired verge in order to pass breakdown vehicle parked in Dorothy Avenue North

Alan Sargent – West Ward

The resident noted that burning waste during demolition at 2 South Coast Road was an offence.

The resident also stated that he had raised an issue at the Council meeting on 1st March with regards to the car park developments, concerning costs and consultancy fees. The resident stated he was aware of the investigation into this issue and that he had received a verbal response from Cllr. A Smith at the meeting however he was still awaiting a written response

Cllr. D Neave stated that with regards to the question raised at the Council meeting on 1st March the response given by Cllr. A Smith was informative and succinct

Action: Refer to Council minutes of 01/03/16 with regards to request for written response by A Sargent

George Hook – East Ward

The resident requested an update with regards to the traffic calming proposal for Piddinghoe Avenue

Cllr. J Harrison-Hicks confirmed there was no information as yet however there might be an update available following the SLR meeting on 18th March

The resident noted that information provided by the Town Manager had stated work would commence in April or May

Mae Pond – North Ward (Peacehaven & District Residents Association)

The resident requested an update with regards to the Neighbourhood Plan

Cllr. J Harrison-Hicks confirmed that she, the Town Manager and Cllr. J Harris had attended a meeting with regards to this matter and that PTC were awaiting dates when Telscombe Cliffs Council would be available in order to proceed

The resident queried the date of the Town Meeting

Action: Provide M Pond with 2016 meeting schedule

Cllr. A Harrison – accepted (illness) Cllr. B Gosling substituted

Signed



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PH111 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.

PH112 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 16th FEBRUARY 2016

Cllr. L Hallett proposed
Cllr. J Harrison-Hicks seconded

Approved

Debate:-

Cllr. D Neave requested location suggestions which could accommodate a telecommunications mast in North Peacehaven

S Landers confirmed the telecommunications company were looking at the location originally proposed however there are plans to reduce the height of the mast

REPORTS

PH113 PLANNING APPLICATIONS

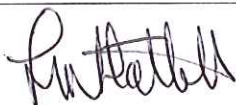
SDNP/16/00 611/HOUS	Achievement Links Avenue	Proposed detached outbuilding at rear Deadline for comments 16/03/16 Submit comments via SDNP form	SDNP
No Objection with the proviso this building is not used for residential now or in the future Cllr. R Farmiloe proposed Cllr. B Gosling seconded Majority Agreed Cllr. D Neave abstained			
LW/16/0013	45 Lincoln Avenue	Planning Application - Demolition of the existing bungalow and erection of two x three bedroom semi-detached chalet bungalows for Petronella Properties Ltd	West
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. An asbestos survey should be carried out prior to demolition. 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. L Hallett proposed Cllr. R Farmiloe seconded Agreed Comments 1 x Historic Environment Record 1 x ESCC Archaeologist			

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PH113 PLANNING APPLICATIONS continued			
LW/16/0030	99A Roderick Avenue	Planning Application - Section 73A Retrospective application for the retention of 1.8m timber fence around side and front of property for Mr S Purvis	West
<p>Refusal Recommended due to the following:-</p> <ul style="list-style-type: none"> The height of the fence is a health and safety issue for vehicles entering and exiting junction The height of a fence on a highway should not be greater than 1m <p>The Committee questioned if ESCC Highways had been consulted with regards to safety.</p> <p>Cllr. L Hallett proposed Cllr. J Farmiloe seconded</p> <p>Agreed</p> <p><u>Comments</u></p> <p>3 x Objection Letters</p>			
LW/16/0046	35 Sunview Avenue	Planning Application - Demolition of single storey side building and erection of two storey side and rear extension for Miss K Simmonds	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.</p> <p>Sympathetic materials to be used.</p> <p>Require a Waste Minimisation Plan</p> <p>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.</p> <p>Cllr. D Brindley proposed Cllr. D Neave seconded Majority Agreed Cllr. J Harrison-Hicks abstained</p>			
LW/16/0055	71 Telscombe Road	Planning Application - Amendment to planning approval LW/15/0756 for a single storey flat roof extension to new house (no 2) to provide kitchen/dining area for Mr N Liddiard Deadline for comments 16/03/16	North
<p>No Objection</p> <p>Cllr. L Hallett proposed Cllr. D Brindley seconded Agreed</p> <p><u>Comments</u></p> <p>1 x ESCC Archaeologist</p>			

Signed



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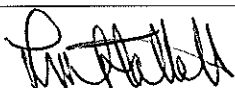
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PH113 PLANNING APPLICATIONS continued			
LW/16/0088	19 Capel Avenue	Planning Application - Demolish existing bungalow and garage, erection of a pair of semi-detached chalet bungalows with off-road parking for Mr S Studd	East
<p>No Objection with the 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.</p> <p>Sympathetic materials to be used.</p> <p>An asbestos survey should be carried out prior to demolition.</p> <p>Require a Waste Minimisation Plan</p> <p>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</p> <p>Cllr. J Harrison-Hicks proposed Cllr. L Hallett seconded</p> <p>Agreed</p>			
LW/16/0097	Riviera House South Coast Road	Planning Application - Dropped kerb for new driveway for Mr M Hammond	East
<p>No Objection with the proviso the pavement is re-instated between the two cross-overs</p> <p>Cllr. J Harrison-Hicks proposed Cllr. R Farmiloe seconded</p> <p>Agreed</p>			

PH114 PLANNING DECISIONS			
PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/15/0813	No Objection	Planning Permission	D
LW/15/0843	Refusal Recommended	Planning Permission	D
LW/15/0923	No Objection	Planning Permission	D
LW/15/0945	Refusal Recommended	Planning Permission	D
LW/15/0983	No Objection	Planning Permission	D
LW/15/0984	No Objection	Planning Permission	D
LW/15/0997	No Objection	Planning Permission	C
LW/15/0998	No Objection	Planning Permission	C

Signed



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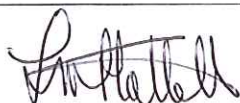
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PH114 PLANNING DECISIONS continued			
LW/15/0813	15 Horsham Avenue	Planning Application - Single storey rear and side extension and loft conversion for Mr J Willshire	West
<p>No Objection with the proviso site hours limited to Monday-Friday 08:00 to 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. An asbestos survey should be carried out prior to demolition. 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>Cllr. L Hallett proposed Cllr. D Neave seconded Agreed</p>			
LW/15/0843	40 Cissbury Avenue	Planning Application - Ground floor extension to include annexe and creation of four rooms in roof including insertion of front and rear dormers (resubmission of LW/14/0632) for Mr R Stuart Deferred from 26/01/16 for further information (page 8) Deadline extended to 17/02/16	East
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Proximity to neighbours with increase in dimensions • Un-neighbourly • Over development • Back garden development • Depth of extension has doubled compared to previous application <p>Cllr. A Harrison proposed Cllr. R Farmiloe seconded Majority Agreed Cllr. D Neave abstained Cllr. D Brindley abstained Comments:- 1 x ESCC Archaeologist</p>			
LW/15/0923	2 Ashmore Close	Planning Application - First floor extension above existing attached garage for Mr S MacLean	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 verge or pavement must be repaired following construction</p> <p>Cllr. J Harrison-Hicks proposed Cllr. R Farmiloe seconded Agreed</p>			

Signed



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PH114 PLANNING DECISIONS continued

LW/15/0945	11A Hodder Avenue	Planning Application - Removal of existing roof and erection of new pitched roof with rear dormer to provide first floor accommodation. Erection of 2m high perimeter fence/wall for Miss J Isaacs	West
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Refusal Recommended due to:-

- The proposed fence should be no greater than 3 feet high(including height of current brick wall) on the boundary with the highway
- Two dormer windows at Southern end would overlook neighbours and suggest the roof plans are rotated 180 degrees to prevent this

Cllr. D Neave proposed

Cllr. L Hallett seconded

Agreed

Comments:-

3 x Objection letters

LW/15/0983	95 Firle Road	Planning Application - Erection of a single storey rear extension for Mr & Mrs Hanson	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.

Cllr. L Hallett proposed

Cllr. D Brindley seconded

Agreed

LW/15/0984	2 Greenacres	Planning Application - Loft conversion with full width rear dormer and 2no roof lights to front elevation and single storey rear extension including part conversion of garage for Mr N Jones	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.

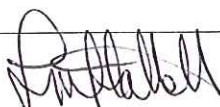
Any damage to verge or pavement must be repaired following construction

Cllr. D Neave proposed

Cllr. R Coles seconded

Agreed

Signed



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PH114 PLANNING DECISIONS continued			
LW/15/0997	Garage Block Headland Way	Planning Application - Erection of three x 2 bedroom houses with car parking spaces on the site currently occupied by seven garages and eight parking spaces for Lewes District Council	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. 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. 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>Cllr. R Coles proposed Cllr. R Farmiloe seconded Majority Agreed Cllr. A Harrison abstained Cllr. J Harrison-Hicks abstained Cllr. D Neave abstained</p>			
LW/15/0998	Garage Block East Balcombe Rd	Planning Application - Erection of 6 x two bedroom flats with car parking spaces on the site currently occupied by eight garages and nineteen car parking spaces for Lewes District Council	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. 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. 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>Cllr. L Hallett proposed Cllr. R Coles seconded Majority Agreed Cllr. J Harrison-Hicks abstained Cllr. D Neave abstained</p>			

Noted

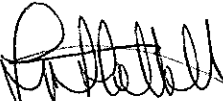
Action: Contact LDC with regards to LW/15/0945 11 A Hoddern Avenue to confirm if any PTC suggestions were actioned and plans amended

OTHER BUSINESS

PH115 TO CONFIRM DATE OF NEXT MEETING – Tuesday 5th April at 7:30pm

Noted

THE MEETING ENDED AT 8:35pm

Signed 

Date 05/04/16

