

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

Committee Members

Councillors: Daryll Brindley
Reg Farmiloe
Brian Gosling
Lynda Hallett
Job Harris (Chair)

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

Present

Councillors: Daryll Brindley
Reg Farmiloe
Brian Gosling
Job Harris (Chair)

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

In Attendance

Sally Landers - Administration Officer

GENERAL BUSINESS

PH200 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 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.

Bus Shelters

The company instructed to complete the repair works to the bus shelter at Gladys Avenue will endeavour to action this before Christmas.

Tree Works Notice

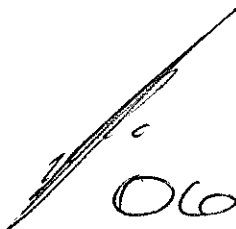
We are in receipt of tree works notice TW/16/0133/TPO for 23 Downs Walk to reduce by 25% an oak tree, any comments should be forwarded to Lewes District Council by 23rd November.

Consent has been given for tree works notice TW/16/0101/TPO for 18 The Compts for work on a sycamore.

Signed

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PH201 PUBLIC QUESTION TIME

John Carden – East Ward

The resident raised the following issues:-

- Dropped curbs necessary to enable wheelchair access across roads
- Downlands Avenue signpost not legible
- Cornwall Avenue/Arundel Road signage down
- Pot holes
- Waste bin required at the Searle Road bus stop on South Coast Road

The resident stated he is aware that some of these issues come under the remit of ESCC Highways and requested Councillors chase the appropriate authorities for a response

Cllr. J Harrison-Hicks confirmed these issues will be discussed at the next SLR (Strengthening Local Relationships) meeting

Andy Strickland – North Ward

The resident raised concerns with regards to the amount of houses/bungalows being replaced with flats in the area which increases traffic congestion on the A259 and has an impact on the Towns' infrastructure, citing the proposed development at the Police Station as an example.

The resident stated that Peacehaven had been left out with regards to public transport and pay higher bus fares.

Cllr. J Harris confirmed these issues will be raised at the SLR meeting

Cllr. D Brindley noted that with regards to planning applications the comments made at this Planning Committee were only advisory and Lewes District Council often overturn recommendations for refusal

Phil Lewis – North Ward

The resident raised the following issues:-

- Concerns with regards to the bus schedule, citing that his child attends college in Newhaven and is unable to get a direct bus before 9am.
- Traffic congestion on the A259 as a result of the bus lane.
- Too many new properties being built without improvements to road network, noting that developers should contribute.

Cllr. J Harris noted the comments and stated he is aware of these issues

PH202 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. L Hallett – accepted (illness)

Signed

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PH203 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.

PH204 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 18th October 2016

Cllr. J Harrison-Hicks proposed
Cllr. M Simmons seconded

Approved

Debate:-

Cllr. A Harrison stated she would support meeting developers with regards to page 3/34 in connection with land at Telscombe Road although Peacehaven Town Council (PTC) had voted not to meet developers. Cllr. A Harrison queried that developers had met with Lewes District Council (LDC) in the past

Cllr. J Harris stated the opportunity to speak would be at LDC's Planning Committee

Cllr. M Simmons noted the spelling error on page 3/34

Action: Correct spelling error on page 3/34 and obtain Chair's signature

REPORTS

PH205 CONSULTATION – REMOVAL OF BT PHONE BOXES

The Planning & Highways Committee **AGREES** to the removal of the phone boxes at:-

- Opposite No. 12 Ashington Gardens
- Outside No. 196 Roderick Avenue North
- Junction of Pelham Rise and Roderick Avenue

Cllr. J Harrison-Hicks proposed
Cllr. M Simmons seconded

Agreed

Debate:-

Cllr. M Simmons queried that the phone boxes may be needed in an emergency

Cllr. J Harris noted that these phone boxes were often not in use due to vandalism

PH206 INFORMATION TO NOTE

Noted

Signed

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PH207 PLANNING APPLICATIONS

LW/16/0735	35 Neville Road	Planning Application - Section 73A retrospective application for the erection of a shed for Mr S Tedman Deadline for comments extended to 16/11/16	East
<p>Refusal Recommended due to the structure being built in the front garden, constructed of brick which cannot be described as a shed</p> <p>Cllr. M Simmons proposed Cllr. J Harrison-Hicks seconded</p> <p>Agreed</p> <p>Action: Contact LDC Planning Enforcement Officer</p>			
LW/16/0814	189F South Coast Road	Conversion of first floor offices (B1a) to residential dwelling (C3) - change of use Deadline for comments extended to 16/11/16	East
<p>No Objection</p> <p>Cllr. J Harrison-Hicks proposed Cllr. M Simmons seconded</p> <p>Agreed</p>			
LW/16/0850	6 Rustic Close	Planning Application - Erection of a rear and side single storey extension for Mr & Mrs Boxall	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. D Brindley proposed Cllr. B Gosling seconded</p> <p>Comments:-</p> <p>Agreed</p> <p>1 x ESCC Archaeology no objection 1 x Southern Gas</p>			

Signed

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PH207 PLANNING APPLICATIONS continued			
LW/16/0865	12 Roderick Avenue	Planning Application - Conversion of roof void, extension of roof-slope to provide undercover balcony, re-roofing and part re-cladding for Mr A Lopes	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. B Gosling proposed Cllr. R Farmiloe seconded</p> <p>Majority Agreed</p> <p>Cllr. A Harrison abstained</p>			
LW/16/0871	22 Cinque Foil	Planning Application - Erection of a single storey conservatory for Miss D Jeffery	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. D Brindley proposed Cllr. J Harrison-Hicks seconded</p> <p>Majority Agreed</p> <p>Cllr. A Harrison abstained Cllr. M Simmons abstained</p>			
LW/16/0891	3 Vernon Avenue	Planning Application - Demolition of existing rear projection and erection of single storey rear extension for Mr A Spink	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. B Gosling seconded</p> <p>Agreed</p> <p>Comments:- 1 x Objection letter</p>			

Signed

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PH208 PLANNING DECISIONS			
PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0446	No Objection	Planning Permission	D
LW/16/0489	Refusal Recommended	Refused	C
LW/16/0633	Refusal Recommended	Planning Permission (<i>LDC report appendix 1</i>)	D
LW/16/0645	No Objection	Planning Permission	D
LW/16/0654	No Objection	No Objection (ESCC application)	D
LW/16/0668	PTC Not Consulted	Certificate of Lawful Use or Development	D
LW/16/0680	No Objection	Planning Permission	D
LW/16/0686	Refusal Recommended	Refused	D
LW/16/0715	No Objection	Planning Permission	D
LW/16/0792	Refusal Recommended	Refused	D
LW/16/0821	PTC Not Consulted	Certificate of Lawful Use or Development	D
LW/16/0835	Refusal Recommended	Planning Permission (<i>LDC report appendix 2</i>)	C
LW/16/0446	28 Glynn Road	Planning Application - Side and roof extension to east elevation and single storey rear extension for Mr L Hamon	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. An asbestos survey should be carried out prior to build.</p> <p>Cllr. J Harrison-Hicks proposed Cllr. B Gosling seconded</p> <p>Agreed</p>			
LW/16/0489	26 Bramber Avenue	Planning Application - Demolition of existing bungalow and construction of a pair of semi-detached dwellings for JJ SEA Ltd	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Un-neighbourly • Loss of light • Parking issues • Out of keeping with street scene • Possible asbestos <p>Cllr. L Hallett proposed Cllr. R Farmiloe seconded</p> <p>Agreed</p> <p>Comments:- 2 x Objection letters 1 x Insufficient information letter 1 x Environment with 'unsuspected contamination' conditions</p> <p>Signed _____ 184</p> <p>Date <u>06/12/16</u> P&H Minutes 15/11/16</p>			

PH208 PLANNING DECISIONS continued			
LW/16/0633	3 Greenhill Way	Planning Application - Section 73A Retrospective application for a change of use from annex to residential property for Mr M Philp	North
Refusal Recommended due to:- <ul style="list-style-type: none"> • Back garden development • Lack of information <p>Cllr. R Coles proposed Cllr. A Loraine seconded</p> <p>Agreed</p>			
LW/16/0645	Unit 1 Lower Hoddern Farm	Planning Application - Proposed change of use from B1/B8 to A1 (farm shop) for Messrs CF And GA Appleton	North
No Objection <p>Cllr. R Coles proposed Cllr. M Simmons seconded</p> <p>Majority Agreed</p> <p>Cllr. R Robertson abstained</p> <p>Comments:- 1 x Southern Gas (no comment) 1 x Archaeology (no comment)</p>			
LW/16/0654	Meridian Community Primary School Roderick Avenue North	Consultation by ESCC - Modular build extension to create 12 new classrooms with ancillary accommodation to East, additional Hall extension to the North and internal alterations to the existing building, external works to include additional parking at the site entrance, landscaping to the playground and further cycle parking and amendments to the bin store to the North, removal of two mobile classroom blocks and remedial landscaping for East Sussex county Council (County Ref LW/3332/CC)	North
No Objection however following concerns from residents with regards to parking and traffic congestion, the following suggestions were made:- <ul style="list-style-type: none"> • Improve and increase cycle lanes • Provide a second entrance to the school • If there are no other viable options to improve parking and congestion extend yellow lines • Instigate a walking bus <p>The Committee suggested another traffic survey should be completed.</p> <p>Cllr. R Coles proposed Cllr. R Farmiloe seconded Majority Agreed Cllr. D Brindley abstained</p> <p>Comments:- 1 x Objection letter from neighbour 36 x Objections via email</p>			

Signed


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PH208 PLANNING DECISIONS continued			
LW/16/0668	36 Hoddern Avenue	Rear 3m extension to a semi-detached bungalow	West
PTC not consulted			
LW/16/0680	230 South Coast Road	Planning Application - Alterations to shop front and internal alterations for Mr P Mann	West
<p>All Conservative Councillors declared an interest due to the their political office being in close proximity however it was felt this was not of significant concern to prevent a vote being taken</p> <p>No Objection</p> <p>Cllr. J Harrison-Hicks proposed Cllr. L Hallett seconded</p> <p>Majority Agreed</p> <p>Cllr. R Robertson abstained</p> <p>Comment:- 1 x Archaeology (no comment) 1 x Southern Gas (no comment)</p>			
LW/16/0686	32 Telscombe Road	Planning Application - Erection of 2 three bedroom detached houses with attached single garages for Benjamin Allen Bespoke Homes	North
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Back garden development • Impact on trees at location • Un-neighbourly • Over development <p>Cllr. A Loraine proposed Cllr. J Harrison-Hicks seconded</p> <p>Majority Agreed Cllr. D Brindley abstained</p>			
LW/16/0715	38 Slindon Avenue	Planning Application - Erection of rear extension and installation of front dormer and velux for Mr K Stone	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. R Farmiloe proposed Cllr. M Simmons seconded</p> <p>Majority Agreed Cllr. A Harrison abstained Cllr. R Coles abstained</p>			

Signed

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PH208 PLANNING DECISIONS continued			
LW/16/0792	36 Vernon Avenue	Planning Application - Demolition of existing bungalow and construction of four two bedroom apartments and a one bedroom apartment for Mr S Kanumakala	East
Refusal Recommended due to:- <ul style="list-style-type: none"> • Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly • Loss of privacy – over-looking, causing loss of privacy or light, too close • Inadequate local infrastructure - including A259, surgeries, school • Effect on local character - surrounding area included • Density of layout & over development - too large for plot • Increase of traffic & congestion • Exacerbate existing parking problems • Parking & highway safety - turning space if applicable • Questions with regards to the capacity of local drainage • Could prejudice further development <p>Cllr. M Simmons proposed Cllr. R Farmiloe seconded Agreed</p> <p>Comments:- 1 x Southern Gas Networks 3 x Objection letters (out of character with area, lack of privacy, inadequate access, lack of infrastructure, over development, parking issues)</p>			
LW/16/0821	331 South Coast Road	Loft extension	West
PTC not consulted			
LW/16/0835	96 The Promenade	Planning Application - Section 73A Retrospective Application for a rear dormer on approved newly built loft conversion, and fitting one small non-opening north gable side window for Mr Alderton	West
Refusal Recommended due to:- <ul style="list-style-type: none"> • Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly • Poor design - does not fit in with local surroundings • Density of layout & over development - too large for plot <p>Cllr. L Hallett proposed Cllr. R Farmiloe seconded Agreed</p> <p>Comments:- 1 x Objection letter (condition and safety of build, further retrospective application) Action: Request LDC Planning Officer visit 96 The Promenade</p>			

Noted

NEXT MEETING

PH209 TO CONFIRM DATE OF NEXT MEETING – Tuesday 6th December 2016 at 7:30pm

Noted

THE MEETING ENDED AT 8:05pm

Signed

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