

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE  
HELD ON TUESDAY 16<sup>th</sup> FEBRUARY 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

**Present**

Daryll Brindley  
Jean Farmiloe  
Reg Farmiloe  
Lynda Hallett (Vice Chair)

Job Harris (Chair)  
Ann Harrison  
Jackie Harrison-Hicks  
Dave Neave

**In Attendance**

Cllr. B Gosling  
Sally Landers - Administration Officer

**PH099 PUBLIC QUESTION TIME**

**Mae Pond – North Ward**

The resident requested an update with regards to the car park housing development proposal

*Cllr. J Harris stated there is no further information available*

**PH100 TO CONSIDER APOLOGIES FOR ABSENCE**

None

**PH101 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.

**PH102 CHAIR ANNOUNCEMENTS**

**Business Signage**

A query was raised at the previous meeting on 26<sup>th</sup> January with regards to business signage in Glynn Road, a Senior Enforcement Officer has visited the site and the advert has been moved onto the driveway. The property has permission to be mixed use, childcare and residential and the occupants have been advised to keep the advertisement off the pavement and within the curtilage of the property.

**Debate:-**

None

Signed

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### Electronic Planning Consultation

We have received a response from Lewes District Council with regards to issues raised by town and parish councils concerning the decision to stop providing paper copies of all planning applications.

The issues raised by town and parish councils are:-

- Broadband connectivity
- Provision of equipment to view plans
- The issues of viewing plans online
- Accessing paper copies

To summarise Lewes District Councils response:-

- Broadband coverage is sufficient
- Equipment to view documents at meetings will not be provided
- All plans will now be submitted with a scale bar
- Members of the public who currently visit Lewes District Council to view applications do so on computers in their reception area

**Debate:-** None

### Lewes District Parking Review

The proposal to change some parking, waiting and loading restrictions are available on request, any objections must be forwarded to ESCC by 26<sup>th</sup> February 2016.

**Debate:-** None

### LW/15/0850 2 South Coast Road

This application has been approved by Lewes District Council under delegated powers however this Committee requested the application be called in which was actioned by Cllr. Jackie Harrison-Hicks on 25<sup>th</sup> November 2015.

Peacehaven Town Council queried the decision level and an apology has been received.

The application was for 'reserved matters' following outline permission and the issues for consideration were the appearance of the houses, their scale and the landscaping of the site.

Peacehaven Town Council had raised concerns about access to and from the development from the A259 and requested that consideration be given to a roundabout however the Highways Authority had agreed the access at the outline stage and did not consider a roundabout necessary. The Highways Authority has also taken into account the access arrangement for the site opposite at 1 South Coast Road.

**Debate:-** None

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**Telecommunications Mast**

At a previous meeting this Committee refused an application for a mast at the junction of Roderick Avenue and Balcombe Road and noted alternative sites could be suggested on request.

We have received a request from the site operator via Lewes District Council and welcome your suggestions.

**Debate:-**

The Planning & Highways Committee suggested the following locations:-

- Centenary Park (NB: a mast is already located at Peacehaven Football Club)
- The Dell
- Howards Peace Park
- Cornwall Avenue allotments

The following locations were suggested if Peacehaven Town Council own the land:-

Meridian Park

The south verge on Greenwich Way

**Action:** Inform Lewes District Council Planning Department with regards to location suggestions for telecommunications mast

PH103 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 26<sup>th</sup> January 2016

Cllr. L Hallett proposed

Cllr. J Harrison-Hicks seconded

**Approved**

**Debate:-**

Cllr. A Harrison requested an update from Cllr. D Neave with regards to a commercial vehicle parking in Dorothy Avenue North which is an issue for residents

*Cllr. D Neave noted this had been raised at SLR and was awaiting the outcome of that meeting*

*Cllr. J Harrison-Hicks confirmed ESCC Highways agreed to monitor the issue at the SLR meeting*


Cllr. R Farmiloe noted that a commercial vehicle was parking in Friars Walk and this was also an issue

*Cllr. L Hallett requested further information so she could investigate*

Signed

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PH104 PLANNING APPLICATIONS			
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 <b>Deferred from 26/01/16 for further information (page 8)</b> <b>Deadline extended to 17/02/16</b>	East
<p><b>Refusal Recommended due to:-</b></p> <ul style="list-style-type: none"> <li>Proximity to neighbours with increase in dimensions</li> <li>Un-neighbourly</li> <li>Over development</li> <li>Back garden development</li> <li>Depth of extension has doubled compared to previous application</li> </ul> <p>Cllr. A Harrison proposed Cllr. R Farmiloe seconded <b>Majority Agreed</b> Cllr. D Neave abstained Cllr. D Brindley abstained</p> <p><b>Comments:-</b> <b>1 x ESCC Archaeologist</b></p>			
LW/15/0983	95 Firle Road	Planning Application - Erection of a single storey rear extension for Mr & Mrs Hanson	West
<p><b>No Objection</b> 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>Cllr. L Hallett proposed Cllr. D Brindley seconded <b>Agreed</b></p>			
LW/15/0991	Units D1 And D2 Meridian Industrial Estate Newton Road	Planning Application - Proposed change of use of existing industrial warehouse to Indoor Trampoline Park (Use Class D2) with ancillary cafeteria (Use Class A3)for Sky High Trampoline Park Ltd	West
<p><b>No Objection</b> subject to ESCC Highways approval and adequate parking</p> <p>Cllr. L Hallett proposed Cllr. J Harrison-Hicks seconded <b>Agreed</b> <b>Comments:- 18 x Letters with positive comments</b></p>			

Signed

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**PH105 PTC STREET LIGHTS**

The Planning & Highways Committee **NOTES** the street light report

Cllr. **L** Hallett proposed  
Cllr. **R** Farmiloe seconded

**Noted**

**Debate:-**

Cllr. D Neave raised concerns with regards to the cost per month for the street lights

**Action:** Investigate reducing the cost of PTC street lights

**PH106 PLANNING DECISIONS**

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
SDNP/15/05464/HOUS	No Objection	Planning Permission	D
LW/15/0767	No Objection	Planning Permission	D
LW/15/0796	No Objection	Planning Permission	C
LW/15/0830	No Objection	Withdrawn	-
LW/15/0850	Refusal Recommended	Planning Permission (Reserved Matters)	D
LW/15/0876	No Objection	Planning Permission	D
LW/15/0887	No Objection	Planning Permission	D
LW/15/0893	Refusal Recommended	Refused	D
LW/15/0900	Refusal Recommended	Refused	D
LW/15/0910	No Objection	Planning Permission	D
LW/15/0914	Refusal Recommended	Refused	D

SDNP/15/05464/HOUS	Achievement Links Avenue Peacehaven East Sussex BN10 8UX	Section 73A retrospective application for the erection of a new barn with PV solar panels to roof and above ground swimming pool with raised decking <b>South Downs National Park Application (use comment form for response)</b>	East
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**No Objection** with the proviso, if this application is approved, the barn must be used as a barn and not living accommodation

Cllr. D Brindley proposed  
Cllr. M Simmons seconded

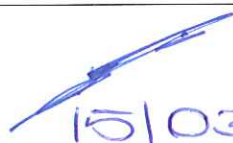
**Majority Agreed**

Cllr. A Harrison – abstained

Signed

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PH106 PLANNING DECISIONS continued			
LW/15/0767	53 Arundel Road	Planning Application - Erection of a detached two bedroom bungalow for Mr M Philp <b>Deadline extended to 06/01/16</b>	East
<p><b>No Objection</b> with the proviso any damage to pavement, verge and kurb stones are repaired following development. 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. J Farmiloe proposed Cllr. R Farmiloe seconded</p> <p><b>Agreed</b></p> <p><b>Comments:-</b>1 x East Sussex Archaeology 1 x Environmental Health</p>			
LW/15/0796	41 Downland Avenue	Planning Application - Installation of a platform lift in front garden for Lewes District Council <b>Deadline extended to 18/11/15</b>	East
<p><b>No Objection</b> 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>Cllr. R Farmiloe proposed Cllr. J Farmiloe seconded</p> <p><b>Agreed</b></p>			
LW/15/0830	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><b>No Objection</b> 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 Brindley seconded</p> <p><b>Agreed</b></p>			

Signed

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# PH106 PLANNING DECISIONS continued

LW/15/0850	2 South Coast Road	Approval of Reserved Matters Application - Approval of reserved matters: appearance, landscaping and scale, for demolition of existing buildings and erection of 13 x three bedroom terraced and semi-detached houses and 1x two bedroom terraced house with associated access and parking for Turnbull Homes <b>Called in by Cllr. J Harrison-Hicks 25/11/15</b>	East
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**Refusal Recommended** based on the proposed access to the A259.

The Peacehaven Town Council Planning & Highways Committee are very concerned with the proposed access to the A259 despite input from ESCC Highways (re: revision H).

This Committee are very concerned that the the access has been located on the apex of a dangerous bend and therefore request consideration be given to the installation of a mini roundabout.

The Committee would like it noted that there is also another application pending which is located **directly opposite** this site for a development of 26 dwellings which will also require access to the A259

Peacehaven Town Council have written to the Director of Highways at ESCC with their concerns however a response has not been received

Cllr. M Simmons proposed  
Cllr. J Harris seconded

**Agreed**

## Comments:-

1 x Environment Agency  
1 x Natural England

LW/15/0876	239A South Coast Road	Planning Application - Subdivision of existing 2 x 1 bedroom flats to 4 x studio flats for Mr M Waters	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. 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. R Farmiloe seconded

**Majority Agreed**

Cllr. A Harrison recommended refusal

Signed

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PH106 PLANNING DECISIONS continued			
LW/15/0887	31 Mayfield Avenue	Planning Application - Raising roof ridge by 600mm and converting roof with rear dormer and front roof lights for Mr G Campbell	East
<p><b>No Objection</b> 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. D Neave proposed Cllr. L Hallett seconded <b>Majority Agreed</b> Cllr. A Harrison abstained</p>			
LW/15/0893	Street Record Roderick Avenue	Telecommunications Prior Approval – Installation of a 15m street-works monopole supporting 3 No. new antennae and two no. cabinets at ground level and ancillary development	West
<p><b>Refusal Recommended</b> due to:-</p> <ul style="list-style-type: none"> <li>• Impact on residents in locality</li> <li>• Does not enhance area</li> <li>• Does not meet policy</li> </ul> <p>Peacehaven Town Council Planning &amp; Highways Committee may not be opposed to other sites for this application and if contacted could suggest alternative suitable locations</p> <p>Cllr. D Neave proposed Cllr. L Hallett seconded <b>Agreed</b></p>			
LW/15/0900	66 The Lookout Piddinghoe	Planning Application - Section 73A application for the retention of a static caravan for Mr A Barlow	
<p><b>Refusal Recommended</b> and <b>request LDC Planning Officer visits site</b> due to:-</p> <ul style="list-style-type: none"> <li>• Rear of property sited in South Downs National Park</li> <li>• Outside planning boundary</li> <li>• Intended use of caravan due to installation of cess pit &amp; potential for caravan to be used for residential purposes</li> <li>• Excessive noise which currently is a problem would increase</li> <li>• Goes against planning policies PT19, PT20 and ST4</li> <li>• Currently visitors to property already blocking access for other residents</li> <li>• Un-neighbourly</li> </ul> <p><b>LDC have confirmed that this application is sited within the Peacehaven boundary</b></p> <p>Cllr. A Harrison proposed Cllr. R Farmiloe seconded <b>Agreed</b> <b>Comments:-2 x Objection Letters</b></p>			

Signed

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PH106 PLANNING DECISIONS continued			
LW/15/0910	Land At Farrington Enterprise Estate Hoyle Road	Planning Application - Shutter door to Block A north elevation as material amendment to existing approval LW/13/0710 for Farrington Property Development Ltd <b>08/12/15 Extension to deadline requested</b>	East
<p><b>No Objection</b></p> <p>Cllr. R Farmiloe proposed Cllr. J Farmiloe seconded</p> <p><b>Agreed</b></p>			
LW/15/0914	214 Arundel Road Central	Planning Application - New gable ended roof, including a full length dormer to the west elevation, 3 small dormers to the east elevation facing Roderick Avenue, extension to rear garden, extension to Roderick Avenue elevation and removal of existing garage for Mr M Light <b>Deadline extended to 06/01/16</b>	West
<p><b>Refusal Recommended</b> and would suggest resubmitting application with amendments to the West elevation as this currently is un-neighbourly due to over massing</p> <p>Cllr. D Neave proposed Cllr. L Hallett seconded</p> <p><b>Agreed</b> <b>Comments:-</b> <b>1 x Objection letter</b></p>			

Noted

PH107 TO CONFIRM DATE OF NEXT MEETING – Tuesday 15<sup>th</sup> March 2016 at 7:30pm

Noted

THE MEETING ENDED AT 8:25pm

Signed

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