

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 18th OCTOBER 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
Lynda Hallett

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

In Attendance

Claire Lacey – Town Manager
Sally Landers - Administration Officer

GENERAL BUSINESS

PH191 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.

Planning & Highways Committee

Councillor Rachael Coles has informed the Chair of this Committee and the Proper Officer that she no longer wishes to sit on the Planning and Highways Committee, as of 27th September 2016. The Terms of Reference for Committees state that the requirement for nine Members to sit on this Committee are satisfied.

Bus Shelters

The Planning & Highways sub group (Cllrs. Job Harris, Reg Farmiloe, Brian Gosling and Lynda Hallett) have met and agreed to proceed with part polycarbonate and part metal panels to replace the vandalised toughened glass at Gladys Avenue bus shelter. The cost will be £2,150 which will be covered by an insurance claim.

Roads & Footpaths

A tree at 31 Foxhill has been causing damage to the pavement due to the roots growing through the concrete. This is a part Peacehaven Town Council and part Lewes District Council site and the responsibility would be with the District Council for tree works to be completed. We shall forward any updates through this committee.

Signed

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PH191 CHAIR ANNOUNCEMENTS continued

The alley between Glynn Road, Pelham Rise and Collingwood junction is overgrown, this has been reported, case number 00045797.

The alley in between Glynn Road is overgrown with ivy and fast growing weeds, obscuring a lamppost, this has been reported, case number 00045799.

There will be a temporary road closure on Seaview Avenue, from the junction with the A259 South Coast Road for 15 metres north from the 17th October 2016. Works are anticipated to take 12 days to complete to allow Southern Gas Networks to carry out essential gas works. There will be a diversion via:-A259 South Coast Road – Downland Avenue – Roundhay Avenue – Arundel Road in both directions.

Land At Telscombe Road

We have received correspondence from Claremont Planning Consultancy, instructed on behalf of the landowner European Property Ventures (East Sussex), to bring this site to the attention of this Town Council with the potential to accommodate housing.

Claremont Planning Consultancy is in the process of arranging an on-site meeting with the Local Authority and the National Park Authority to discuss the principle of residential development at this location and would welcome the opportunity to meet with this Town Council and the Neighbourhood Plan Group.

Any comments?

Debate:-

None

PH192 PUBLIC QUESTION TIME

Alan Sargent – West Ward

The resident read the following:-

I refer to Agenda Item 2 Public Question Time, this clearly states that a member of the public is allowed to ask questions and speak, I repeat speak on any relevant planning matter.

At the last planning meeting I was asked by the Chair, after interruption, to confine myself to asking the question, as the agenda clearly states the member of the public is allowed to speak as well as ask questions, the Chair was out of order and was not following protocol.

I refer to PH181 page 3/32 of this agenda, I ask the question has the Chair and Members of the Committee obtained and read the two reports from Lewes District Council concerning the New Homes Project debacle? A copy of each report is held in the Peacehaven public library.

Secondly, nowhere in either report is there a detailed breakdown of the financial expenditure, how much was paid out for cancelling the contract and what other losses were incurred.

As part of the Working Group, six Councillors were appointed together with the independent Chair. As Cllr. Enever, a Peacehaven District Councillor, was a Member, perhaps he could be invited to the next Full

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Council to give a personal account of the investigation. This would allow Councillors and members of the public to ask questions, particularly about cost management which is what the rate payers are most interested in?

C Lacey suggested Cllr. Enever could contact the resident to respond to his queries

A Sargent requested that all should be made aware of the details and suggested Councillors arrange a public meeting to inform residents

C Lacey noted that the next Council meeting on 25th October had a full agenda and suggested this could be added to the following meeting

A Sargent enquired if the reports from Lewes District Council concerning the New Homes Project had been received in the Council Office

C Lacey confirmed the reports had not been received

Action: Invite Cllr. Enever to Council meeting to answer questions on Lewes District Council reports concerning the New Homes Project

Mark Bradley – East Ward

The resident read the following:-

We strongly object to the conversion of existing garage to form an annexe at 4 Wellington Road for the following reasons:-

- The property would be over-developed
- Out of character
- Set a precedent for others
- Have a negative effect

It is already overbearing having been extended previously in both length and width without the necessary planning consent.

It would not be an annexe but a completely separate dwelling thus creating an over population of a small area.

It would reduce the garden to a minimal size with the applicants assuming continual use of a piece of land at the rear of their property of which they do not own.

There would be inadequate access being at the end of a shared drive. It would make current parking problems worse by removal of garage, creating a need for more parking in an area where even the turning circle is used for parking.


Also the garage is too close for dwelling purposes being on and in some areas over the boundary line.

Cllr. J Harris noted that this application is on the agenda for discussion

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Angie Baker – East Ward

The resident raised objections to the application at 4 Wellington Road due to overdevelopment. The resident noted that an application to erect a conservatory had been agreed at this address without knowledge that a garage had already been built. The resident stated that she has more land at her property and when planning permission had been sought this had been refused. The resident also highlighted the parking issues on Wellington Road.

Cllr. J Harris noted the comments

Brian Chatfield

The resident read the following:-

The residents of Vernon Avenue and Sunview Avenue wish to object to application LW/16/0792, 36 Vernon Avenue on the basis of:-

- Out of character
- Parking issues
- Traffic volume

Some individuals will have submitted separate objections listing other criteria.

Vernon Avenue is a cul-de-sac to the north of the A259 and was created some time ago by the Local Authority to minimise the entry points generating traffic onto the increasingly busy South Coast Road (A259).

The current dwelling units in Vernon Avenue consist of a mixture including bungalows, semi detached chalet style houses plus a couple of 3 unit terraced houses. The 4 units both sides of and immediately adjacent to No. 36 comprise of 6 bungalows and 1 pair of semi detached houses. The 8 dwelling units to the rear of this proposed development, all situated in Sunview Avenue and equally impacted upon, are all bungalows.

Regardless of its external appearance the proposed development would be an apartment block built on the footprint of a single bungalow leading to over populating and completely out of character.

Vernon Avenue has a unique problem with parking and traffic volumes. Its uniqueness stems from the fact that at either end of the cul-de-sac there are businesses which have many vehicles. At the north end there is a fencing company which has 2 large vans, 1 large pickup truck and 2 cars whilst at the southern end we have a security company which has 10 to 12 vans. Vehicles from both companies are to and fro all day, 5 days a week. Also at the southern end we have a reasonably popular pub which although it has its own car park, seems a convenient place to park for some who like to drink but not be seen driving away from the pub car park. It is essential to clarify that the owners of both businesses and their staff are extremely respectful of the residents and whilst they to and fro frequently, when they park they at all times endeavour to minimise the inconvenience to the locals but none the less it does create higher than usual traffic volumes and parking levels.

There are 36 dwelling units in Vernon Avenue and 62 cars/vans, 1.7 per household and that does not include the fleet of vehicles of the Security company.

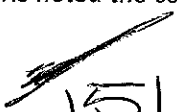
A 5 unit apartment block even with off road parking spaces provided will potentially add a further 7-8 cars/vans thus worsening the problems of parking and traffic volumes.

Cllr. J Harris noted the comments

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PH192 PUBLIC QUESTION TIME continued

Mr. D Hills

The resident stated he lived behind the proposed development at 36 Vernon Avenue noting that his property will be overlooked and there will be a loss of light if approved. The resident stated the proposed development is too big for the plot noting that currently the property is a HMO residence and tenants have caused problems.

Cllr. J Harris requested these issues should be added to the next SLR (Strengthening Local Relationships) agenda

Action: 36 Vernon Avenue, HMO property, causing issues for residents in area - include on SLR agenda

The resident, Brian Chatfield confirmed that HMO status had been reported today with regards to this property

Mae Pond – North Ward

The resident queried if the Neighbourhood Planning Steering Group had identified any development sites being as there are five major sites on the South Coast Road and seven sites have been identified by Lewes District Council (LDC)

C Lacey confirmed a group of volunteers are members of the steering group and the Council are awaiting the formation of a similar group from Telscombe Town Council as this is a joint Neighbourhood Plan. C Lacey noted that Cllr. R Farmiloe is heading up the steering group in Peacehaven and that it may be possible to identify Lower Hoddern Farm as a potential site although this could not be confirmed

M Pond stated that a resident had been looking at statistics which identify the volume of traffic on the A259 noting that 1,000 cars per hour had been recorded in April

Cllr. J Harris noted the comments

C Lacey requested the telephone number of the resident so that details could be forwarded to Cllr. D Neave

The Committee requested contact details so that they could inform residents if and when application LW/16/0792, 36 Vernon Avenue came before the LDC Planning Committee

PH193 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. A Harrison – accepted (illness)

PH194 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.

Signed



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PH195 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 27th September 2016

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

Approved

Debate:-

None

REPORTS

PH196 PLANTERS LICENSE

The Planning & Highways Committee **AGREES** to install a planter at the Meridian Doctors Surgery as per the license

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

Agreed

Debate:-

None

PH197 PLANNING APPLICATIONS

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>			

Signed

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PH197 PLANNING APPLICATIONS continued

LW/16/0744	19 Cornwall Avenue	Planning Application - Demolition of existing bungalow and outbuildings and construction of two semi-detached dwellings for Mrs Wilson	East
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Refusal Recommended due to:-

- 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
- Parking & highway safety - turning space if applicable
- 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
- Loss of privacy – over-looking, causing loss of privacy or light, too close

Cllr. M Simmons proposed

Cllr. R Farmiloe seconded

Agreed

Comments:-

1 x Objection letter (asbestos, conservation significance, effect on wildlife, insufficient information)

LW/16/0768	175 South Coast Road	Planning Application - Erection of a shed in the front garden for Mrs J Holt	East
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No Objection with the proviso:-

- The shed is only used to house a mobility scooter
- The shed is removed when no longer required to house a mobility scooter
- The Committee suggested the exterior should be the colour of wood

Cllr. R Farmiloe proposed

Cllr. D Brindley seconded

Agreed

Comments:-

1 x Objection letter (eyesore, frontage onto South Coast Road, building line of premises no longer unified)

Signed

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PH197 PLANNING APPLICATIONS 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
<p>Refusal Recommended due to:-</p> <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</p> <p>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/16/0797	Farrington Enterprise Estate Hoyle Road	Planning Application - Erection of seven business units (Use class BI) in 2 blocks for Poplets of Peacehaven Ltd	East
<p>No Objection with the proviso:-</p> <ul style="list-style-type: none"> • The buffer zone is enforced to a minimum of 5m as per plans • The archaeological findings report has been approved prior to conditions being fully discharged <p>Cllr. D Brindley proposed Cllr. B Gosling seconded</p> <p>Agreed</p> <p>Comments:- 1 x Archaeological findings to be approved prior to conditions being fully discharged 1 x BT (no objections) 1 x Sussex Police (no objections)</p>			

Signed

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PH197 PLANNING APPLICATIONS continued			
LW/16/0802	4 Wellington Road	Planning Application - Conversion of existing garage to form an annexe, erection of a 1.3m side extension for Mr J Robison & Ms S Teng	East
Refusal Recommended due to:- <ul style="list-style-type: none"> • The proposal is for a separate dwelling and not an annexe • Would set a precedent for similar developments • Back garden development • Inadequate local infrastructure - including A259, surgeries, school • Effect on local character - surrounding area included • Density of layout & over development - too large for plot • Absence of car parking facilities • Increase of traffic & congestion • Exacerbate existing parking problems <p>Cllr. R Farmiloe proposed Cllr. J Harrison-Hicks seconded</p> <p>Agreed</p>			
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</p> <p>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>			
LW/16/0837	27A Friars Avenue	Planning Application - Loft conversion with hip to gable roof, rear dormer and 2 velux windows on front elevation for Mr B McManus	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. D Brindley proposed Cllr. L Hallett seconded</p> <p>Agreed</p>			

Signed

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PH198 PLANNING DECISIONS			
PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0411	Refusal Recommended	Planning Permission	C
LW/16/0415	Refusal Recommended	Planning Permission	C
LW/16/0445	No Objection	Planning Permission	D
LW/16/0511	Refusal Recommended	Planning Permission	D
LW/16/0589	No Objection	Planning Permission	D
LW/16/0620	No Objection *	Planning Permission	D
LW/16/0653	No Objection	Planning Permission	D
LW/16/0667	No Objection	Planning Permission	D
LW/16/0708	No Objection	Planning Permission	D
* Originally refusal recommended then no objection following submission of amended plans			
LW/16/0411	25 Roundhouse Crescent	Planning Application - Section 73A Retrospective application for the erection of decking for Mr P Morgan	East
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • The site being an open plan development • Not in keeping with street scene • Would set precedent for neighbouring properties • Restricts view for vehicles exiting communal parking area at rear of property • Fire Hazard <p>Cllr. R Coles proposed Cllr. L Hallett seconded</p> <p>Agreed</p>			
LW/16/0415	155 Arundel Road	Planning Application - Section 73A Retrospective application for the erection of a single storey rear extension for Mr R Vegh	West
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Over development • Exceeds permitted development • Not integrated/sympathetic with current building • Exceeds height restrictions • Un-neighbourly <p>Cllr. L Hallett proposed Cllr. B Gosling seconded</p> <p>Agreed</p> <p>Comments:- 2 x Objection letters 1 x Southern Gas restrictions</p>			

Signed

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PH198 PLANNING DECISIONS continued

LW/16/0445	28 Bolney Avenue	Planning Application - Change of use from offices to hairdressing salon for Miss K Miles	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 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.

Cllr. J Harrison-Hicks proposed
Cllr. D Brindley seconded

Agreed

LW/16/0511	165 South Coast Road	Planning Application - Installation of plant machinery within new timber fencing in the rear yard of the site for Mace	East
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Refusal Recommended due to:-

- Insufficient information provided with regards to type of plant machinery

Cllr. D Brindley proposed
Cllr. L Hallett seconded

Agreed

Comments:-

1 x Highways no objection
1 x Environmental Noise Survey require further information

LW/16/0589	63 Tudor Rose Park South Coast	Planning Application - Erection of raised decking for Ms Warnett	East
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No Objection

Cllr. R Farmiloe proposed
Cllr. D Brindley seconded

Majority Agreed

Cllr. B Gosling abstained

Signed

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PH198 PLANNING DECISIONS continued			
LW/16/0620	30A South Coast Road	Further to PTC's recommendation for refusal, revised plans have been submitted. These amendments have been submitted in response to PTC's comments and LDC's concerns. LDC are satisfied that the amendments to remove the large rear dormer extension (which originally projected over the ground floor extension to the rear and side) have addressed their concerns but further comments from PTC are being sought.	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. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>Cllr. R Coles proposed Cllr. B Gosling seconded</p> <p>Majority Agreed</p> <p>Cllr. M Simmons against</p> <p>Comments:-1 x Objection letter (objection to first floor extension, no objection to ground floor proposal)</p>			
LW/16/0653	45 Friars Avenue	Planning Application - Two storey side extension for Mr R Brown	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. D Brindley seconded</p> <p>Majority Agreed Cllr. R Coles abstained</p>			
LW/16/0667	52 Vernon Avenue	Planning Application - Erection of single storey front extension for Mr T Jones	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. A Loraine proposed Cllr. R Coles seconded</p> <p>Agreed</p>			

Signed

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PH198 PLANNING DECISIONS continued

LW/16/0708	1 Rosemary Close	Planning Application - Division of a single dwelling to form two three bedroom houses, garage conversion, second storey rear and side extension and internal alterations for Mr A Walder	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 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. R Coles proposed
Cllr. B Gosling seconded
Majority Agreed

Cllr. J Harrison-Hicks against
Cllr. R Farmiloe against
Cllr. M Simmons against

Comment:-

1 x Environment (unsuspected contamination conditions) 1 x Objection letter (concerns with regards to increase in vehicles parking in Close and obstructing access)

Noted

NEXT MEETING

PH199 TO CONFIRM DATE OF NEXT MEETING – Tuesday 15th November 2016 at 7:30pm

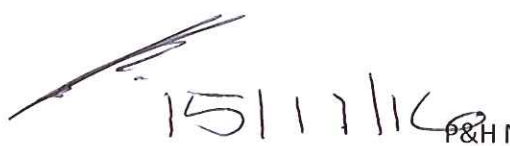
Noted

THE MEETING ENDED AT 8:45pm

Signed

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