

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 21st FEBRUARY 2017 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM**

Committee Members

Councillors:	Daryll Brindley	Ann Harrison
	Reg Farmiloe	Jackie Harrison-Hicks
	Brian Gosling	Andy Loraine (Vice Chair)
	Lynda Hallett	Melvyn Simmons
	Job Harris (Chair)	

Present

Councillors:	Reg Farmiloe	Job Harris (Chair)
	Brian Gosling	Ann Harrison
	Lynda Hallett	Melvyn Simmons

In Attendance

Sally Landers - Administration Officer

GENERAL BUSINESS

PH2 38 CHAIR ANNOUNCEMENTS

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.

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 on your seat.

Land at The Dell

This is to confirm that the agenda for the Planning & Highways meeting this evening contains some incorrect information with regards to land at The Dell in response to public questions on 10th January 2017.

Page 35/43 showing a map of the piece of land at the Dell behind 14 Roderick Ave which is being sold, was originally provided by Truplan UK Ltd, as instructed by the solicitor. They were informed in December 2016 that this was incorrect and have since revisited the site. It has been confirmed that the attached site plan is correct.

Apologies to Cllr. Dave Neave, Cllr. Ann Harrison and any other Councillor who have received complaints from residents about this.

Lower Hoddern Farm

On Friday 3rd February 2017 a group of Councillors and Officers of Peacehaven Town Council met with the developers, who are proposing to submit a planning application for the Lower Hoddern Farm site. As you

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are aware this is part of the Lewes Core Strategy for housing and can be found on the Lewes District Council website.

The developers came to inform us that a planning application is imminent and they wanted to coordinate the release of information to residents and discuss the best way of working with the Council to disseminate this.

A planning application will be submitted to Lewes District Council shortly. Once this happens the developers will provide leaflets, posters and a verbal, visual presentation at the Peacehaven Planning and Highways advisory committee. **NO** plans are currently available. They will then have a dedicated coordinator for the project, who will be able to answer any queries from residents. Once this information is available it will be published on the Peacehaven Town Council website and also in hard copy outside the Council offices.

At this stage, there is no further public information, although the Town Manager and Councillors will be happy to answer any questions residents may have individually. The Peacehaven Town Council Policy – Planning Code of Good Practice is available on the Peacehaven Town Council website under Policies.

Cliff Top Walk & Clean Up

We would like to inform residents a cliff top walk and clean-up will take place on the undercliff on Sunday 12th March, further details will follow on our website.

Debate:-

To confirm the cliff top walk and clean up volunteers will meet at Howards Peace Park at 10:30am

PH239 PUBLIC QUESTION TIME

Sue Griffiths – North Ward

The resident queried the response she had received to her questions raised at the Planning & Highways meeting on 10th January 2017 as published on page 15/43 of this agenda as the answers do not relate to her queries and requested a response to the following:-

- When did the Council decide that the piece of land at The Dell was surplus to requirements not the date when the resident approached the Council?
- The Council could have asked for an Environmental Impact Assessment as it did for The Dell Crater
- It states that planning restrictions or caveats would be imposed by a Planning Committee but the Committee exceeded this by agreeing to sell the land
- It states that the land was advertised as being 0.08 acres but the advert in the Leader stated 0.0024 acres and the Council website 0.06 acres. The Planning & Highways meeting of 10th January also stated 0.08 acres
- How can the decision to sell the land stand when it has been based on false and flawed information, this should be an agenda item at the next Full Council meeting and not just for notification

Action: Town Manager to respond in writing

Signed

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Lynda Duhigg – East Ward

The resident read the following:-

'However much Peacehaven Town Council Planning & Highways Committee are committed to selling the said piece of land at The Dell, they should come clean and start from scratch as not all letters of formal complaint have been incorporated in previous agenda's.

A number of questions need to be adhered to and answered correctly:-

- *When and by what means did the Town Council delegate authority to the Planning & Highways Sub Committee to deal with this matter?*
- *Why is the Planning & Highways Sub Committee so committed to selling a piece of an important community asset?*
- *How much is the land being sold for?*
- *How many independent valuations were obtained?*
- *Did those valuations take into account the increase in value of the property that the land will become part of?*
- *What is the total cost the Town Council will incur by selling the land?*
- *Will the town Council have to disburse any of the net income received from the sale?*
- *Is the Sub Committee really comfortable that it has communicated properly with the residents of Peacehaven on this matter?*
- *Does the Planning & Highways Sub Committee understand that their decision does not have to be ratified by Lewes District Council?*
- *The original title deeds number is ESX217880 – the following are details of the covenants contained in the transfer dated 3rd October 1996 referred to in the charges register 'the Transferee hereby covenants with the Transferor (a) not to use the land or permit the same to be used for any purpose other than for leisure and recreation (b) to maintain for ever hereafter all fencing on the land to the intent that the burden of such covenants may run with and bind the land and every part thereof and it is hereby agreed and declared that such covenants are covenants to which section 33 of the Local Government (miscellaneous provisions) Act 1982 shall apply. Has section 33 been adhered to?*
- *Who, when and how did this Council deem that the word 'garden' can be interpreted as 'leisure and recreation' when there is no mention of the word 'garden' in the property register?*

Action: Town Manager to respond in writing

Alan Sargent – West Ward (Chair of Residents Association)

The resident queried page 3/43 with regards to the minutes of the meeting held on 7th February 2017 and questioned if the Chair and Committee had written an official letter to the Coop and Greggs with regards to the need for extra bollards or a low level barrier to stop commercial vehicles driving directly over the pavement onto the A259?

The resident referenced Cllr. R Farmiloe's comment as recorded in the minutes and questioned how the landlords were informed about the issue and has he received a written response?

The resident queried agenda item 7 in relation to the Southdowns National Park CIL charging schedule and questioned what the charging rates will be for Peacehaven as this affects the cost of local housing

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developments. The resident suggested that it would be 'residential zone 2 @ £200 per square metre and requested written confirmation and applicable rules for Peacehaven.

Action: Cllr. J Harris to write to Coop and Greggs with regards to the need for extra bollards or a low level barrier to stop commercial vehicles driving directly over the pavement onto the A259

Action: Town Manager to respond in writing to confirm written confirmation has been received with regards to CIL charging schedule and applicable rules for Peacehaven

Mike Gatti – North Ward

The resident raised concerns about the scam taking place with the sale of land, north of Lower Hoddern Farm, in lots and suggested this should be publised by the Council to make residents aware that the land is not for sale

Cllr. J Harris stated he was aware of the scam and would speak to the Town Manager in order to publise this to residents

Action: Cllr. J Harris to contact Town Manager to publise sale of land in lots scam

PH240 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (prior commitments)

Cllr. J Harrison-Hicks – noted (holiday)

Cllr. A Loraine – noted (prior commitments)

PH241 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

None

PH242 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 7th February 2017

Cllr. L Hallett proposed

Cllr. M Simmons seconded

Approved

Debate:-

Cllr. A Harrison noted page 7/43 with regards to planning recommendations made by this Committee being over ruled by Lewes District Council on four occasions and questioned why this Committee had not been consulted when certificates of lawful use or developments had been applied for

Signed

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REPORTS

PH243 PLANNING APPLICATIONS

LW/17/0066	13 Gladys Avenue	Planning Application - Erection of a single storey rear extension, together with a complete new roof, forming a second floor of accommodation (resubmission of LW/16/0540) for Mr T Toms	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.

The Committee noted that this submission corrected the 'top heavy' design of the previous application

Cllr. R Farmiloe proposed
Cllr. B Gosling seconded

Agreed

LW/17/0087	The Peacehaven 295 South Coast Road	Advertisement Consent Application - Erection of 1 internally illuminated post sign, 2 externally illuminated fascia signs, 2 internally illuminated fascia signs and 4 non-illuminated post signs for Mitchells & Butlers	West
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No Objection

Cllr. L Hallett proposed
Cllr. M Simmons seconded

Agreed

PH244 INFORMATION TO NOTE

Noted

PH245 PLANNING DECISIONS

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0891	No Objection	Planning Permission	D
LW/16/1029	Refusal Recommended	Planning Permission	D
LW/16/1030	PTC Not Consulted	Certificate of Lawful Use or Development	D
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

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.

Cllr. D Brindley proposed

Cllr. B Gosling seconded

Agreed

Comments:- 1 x Objection letter

LW/16/1029	Land Rear Of 23 Outlook Avenue	Planning Application - Section 73A retrospective application for the siting of a mobile home on land at rear of property for Mr P Betts	East
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Refusal Recommended due to:-

- Mobile home not sited on hard standing ground (legal requirement)
- Sewage and plumbing would be required
- The gas bottles currently sited next to mobile home should be secured

Cllr. J Harrison-Hicks proposed

Cllr. B Gosling seconded

Majority Agreed

Cllr. D Brindley abstained

Cllr. A Harrison abstained

LW/16/1030	56 Hoddern Avenue	Loft conversion with installation of dormer and erection of single storey rear extension	West
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PTC not consulted

Noted

NEXT MEETING

PH246 TO CONFIRM DATE OF NEXT MEETING – Tuesday 14th March 2017 at 7:30pm

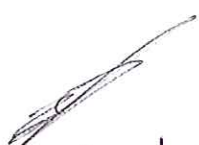
Noted

THE MEETING ENDED AT 7:55pm

Signed

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