

MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 24th MAY 2016 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM

Committee Members

Councillors: Daryll Brindley
Rachael Coles
Reg Farmiloe
Brian Gosling
Lynda Hallett

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

Present

Councillors: Rachael Coles
Jean Farmiloe
Reg Farmiloe
Brian Gosling
Lynda Hallett

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

In Attendance

Claire Lacey – Town Manager
Sally Landers - Administration Officer

GENERAL BUSINESS

PH132 ELECTION OF CHAIR & VICE CHAIR

The Mayor Cllr. J Farmiloe opened the meeting

Cllr. A Harrison proposed Cllr. J Harris for Chair
Cllr. B Gosling seconded proposal

Majority Agreed

Cllr. L Hallett did not vote

Cllr. A Harrison proposed Cllr. A Loraine for Vice Chair
Cllr. B Gosling seconded proposal

Majority Agreed

Cllr. L Hallett did not vote

PH133 CHAIR ANNOUNCEMENTS

Public Question Updates

At the Planning & Highways meeting on 5th April a request for a pedestrian crossing was raised to be sited on the A259 by Sainsbury's and Dorothy Avenue following an accident.

Please note this has been assessed by ESCC Highways and has acquired enough points to go through to the next assessment stage. This does not mean that a crossing will be installed as ESCC Highways are still investigating the possibility.

Signed

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PH133 CHAIR ANNOUNCEMENTS continued

Also at the meeting on 5th April, an issue of overhanging trees on Greenwich Way was raised. This was reported via Fix My Street and we have received a response to inform us that no further action will be taken as the trees are not considered a hazard.

Requests For Yellow Lines

Following on from Chair Announcements at the previous meeting on 3rd May with regards to yellow lines, please note we have received confirmation of receipt of our requests from ESCC.

Please note ESCC have informed us that they receive many requests for changes to parking controls or for new restrictions and to manage these and make effective use of their budgets there is a priority ranking system in place.

ESCC have informed us that it will take 12 to 14 months from the start of a review for any new restrictions to be installed on street.

Tree Work Notice

We are in receipt of Notice TW/16/0037/TPO with regards to felling a sycamore tree and replacing with a sycamore at 18 Valley Road, no objections have been received with regards to this.

Events

There will be a general knowledge quiz on Friday 3rd June at 7pm for 7:30pm, £2 per person, bring your own food and drink.

Debate:-

None

PH134 PUBLIC QUESTION TIME

None

PH135 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (holiday)

PH136 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr. L Hallett declared an interest in planning application LW/16/0167 due to friendship with applicant

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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PH136 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS continued

Cllr. **A Loraine** declared a personal interest in every planning application on the agenda in his capacity as a District Councillor

PH137 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 3rd May 2016

Cllr. **L Hallett** proposed

Cllr. **J Harrison-Hicks** seconded

Approved

Debate:-

Cllr. **R Coles** noted that with regards to the agenda for 24th May 2016 concerning Planning Decisions, Peacehaven Town Council had recommended refusal of three applications and Lewes District Council had subsequently approved planning

Cllr. **R Farmiloe** stated that a resident of Stanley Road had been in touch and was pleased with the outcome of a decision which had re-instated the loss of land on his property following a development

REPORTS

PH138 PLANNING APPLICATIONS

LW/16/0160	16 Rustic Road	Planning Application - Demolition of existing double garage and erection of a two storey, three bedroom dwelling for Mr J Dudley	North
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Refusal Recommended due to:-

- Over development
- Loss of light for neighbouring bungalow
- Un-neighbourly
- Not in keeping with street scene

Cllr. **M Simmons** proposed

Cllr. **R Farmiloe** seconded

Comments

1 x Objection Letter

Signed

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PH138 PLANNING APPLICATIONS continued			
LW/16/0167	12 Stanley Road	Planning Application - Two storey side extension for Mr P Styles	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.</p> <p>All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>Cllr. R Coles proposed Cllr. M Simmons seconded</p> <p>Majority Agreed</p> <p>Cllr. L Hallett abstained Cllr. J Harrison-Hicks abstained</p> <p>Comments</p> <p>1 x Supporting Letter</p>			
LW/16/0235	2 Coney Furlong	Planning Application - Erection of single storey side extension with mono-pitched roof for Mr M Harris	North
<p>No Objection with the proviso 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.</p> <p>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>			
LW/16/0264	165 South Coast Road	Advertisement Consent Application - Installation of new aluminium shop fronts, three fascia signs and two internal window graphics for Greggs Plc	East
<p>No Objection</p> <p>Cllr. J Harrison-Hicks proposed Cllr. M Simmons seconded</p> <p>Agreed</p>			

Signed

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PH13 8 PLANNING APPLICATIONS continued

LW/16/0286	9A Slindon Avenue	Planning Application - Replacement of existing roof, raising roofline by 1.4 m and formation of side dormer windows to allow loft conversion for Mr R Dean	East
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Refusal Recommended due to:-

- Over development
- Loss of neighbours light
- Un-neighbourly

Cllr. A Loraine proposed
Cllr. J Harrison-Hicks seconded

Agreed

Comments

1 x Objection Letter

LW/16/0296	25 Glynn Road	Planning Application - Erection of a detached dwelling for Ms L James	North
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Refusal Recommended due to:-

- Over development
- Un-neighbourly
- Restricted access

Cllr. R Coles proposed
Cllr. M Simmons seconded

Majority Agreed

Cllr. L Hallett abstained

LW/16/0297	59 Keymer Avenue	Planning Application - Single storey extension to the rear, new front entrance porch and conversion of garage for Mr T Davies	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. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.

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

Agreed

Signed

Date



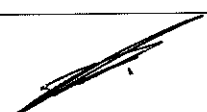
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PH138 PLANNING APPLICATIONS continued			
LW/16/0307	45 South Coast Road	Planning Application - Demolition of existing house and erection of two one bed flats and two three bed houses for Mrs G Teti	East
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Unneighbourly • Out of keeping with street scene • Parking issues are currently a problem for residents in area • Parking issues will increase as a result of development • Grossly over developed <p>Cllr. A Loraine proposed Cllr. M Simmons seconded</p> <p>Majority Agreed</p> <p>Cllr. A Harrison abstained</p>			
LW/16/0319	165 South Coast Road	Planning Application - Installation of two air conditioning units and three extractor grills for Greggs Plc	East
<p>Defer pending information with regards to hours of business</p> <p>Cllr. J Harrison-Hicks proposed Cllr. R Farmiloe seconded</p> <p>Majority Agreed</p> <p>Cllr. R Coles & Cllr. M Simmons against</p> <p>The Committee agreed that Cllrs. J Harris, A Loraine and R Farmiloe will decide outcome pending further information</p> <p>Action: Investigate business hours with regards to LW/16/0319 and installation of two air conditioning units and three extractor grills for Greggs Plc</p>			
LW/16/0333	67 The Lookout	Planning Application - Demolition of existing single storey side extension and erection of replacement two storey side extension for Mrs H Salisbury	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. A Harrison proposed Cllr. R Coles seconded</p> <p>Agreed</p>			

Signed

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PH139 PLANNING DECISIONS

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0017	No Objection	Refusal	D
LW/16/0030	Refusal Recommended	Planning Permission	C
LW/16/0088	No Objection	Planning Permission	D
LW/16/0175	PTC Not Consulted	Certificate of Lawful Use or Development	D
LW/16/0182	Refusal Recommended	Planning Permission	D
LW/16/0199	No Objection	Planning Permission	D
LW/16/0200	Refusal Recommended	Certificate of Lawful Use or Development	D
LW/16/0205	PTC Not Consulted	Certificate of Lawful Use or Development	D
LW/16/0206	No Objection	Planning Permission	D

LW/16/0017	37 South Coast Road	Planning Application - Creation of a dropped kerb for Mr G Esposito	East
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No Objection

Cllr. J Harrison-Hicks proposed

Cllr. B Gosling seconded

Majority Agreed

Cllr. A Harrison abstained

Comments

1 x ESCC Highways **recommends refusal**

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
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Refusal Recommended due to the following:-

- 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

The Committee questioned if ESCC Highways had been consulted with regards to safety.

Cllr. L Hallett proposed

Cllr. J Farmiloe seconded

Agreed

Comments 3 x Objection Letters

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
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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. 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. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30

Cllr. J Harrison-Hicks proposed

Cllr. L Hallett seconded

Agreed

Signed

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PH139 PLANNING DECISIONS continued			
LW/16/0175	27 Friars Avenue	Certificate of Lawful Use or Development – loft conversion to existing semi-detached bungalow and creation of a rear dormer	
PTC Not Consulted			
LW/16/0182	35 Flint Way	Planning Application - Section 73A Retrospective application for the retention of a ground floor rear extension for Mr & Mrs N Pitkethly	East
<p>Refusal Recommended – The Committee raised concerns that this application was retrospective and should have gone through the appropriate planning procedure in order to resolve any issues prior to any work being done</p> <p>Cllr. A Harrison proposed Cllr. J Farmiloe seconded</p> <p>Agreed</p>			
LW/16/0199	42 Victoria Avenue	Planning Application - Conversion of existing garage to form granny annex including increase in roof height and extension to rear for Ms S Williams	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. L Hallett seconded</p> <p>Majority Agreed (Chair deciding vote) Cllr.'s J Farmiloe, R Farmiloe & A Harrison against</p>			
LW/16/0200	10 Stanley Road	Certificate of Lawful Use/Dev (Existing) - Residential family home and garden for Mr A Jones	North
<p>Refusal Recommended – having seen a photograph of the property taken on 02/05/16, the following issues were raised:-</p> <ul style="list-style-type: none"> The hedge located at the front and side of the property is overgrown and should be reduced to a height of 2m It was noted that a TPO is in place however the tree at the front of the property has been cut recently – was this work approved? <p>Cllr. R Farmiloe proposed Cllr. J Farmiloe seconded</p> <p>Agreed</p> <p>Action: Has the tree works at 10 Stanley Road been approved under TPO regulations</p>			

Signed

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PH139 PLANNING DECISIONS continued			
LW/16/0205	9 Morestead	Certificate of Lawful Use or Development – proposed second storey rear extension over existing single storey rear extension with pitched roof over	
PTC Not Consulted			
LW/16/0206	9 Morestead	Planning Application - Second floor rear extension over existing single storey rear extension with pitched roof over, balcony to rear elevation and window to side elevation for Mr D Harding	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.</p> <p>All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>The new window on southern side elevation should be obscure glass and top opening <u>only</u> as per recommendation of neighbour</p> <p>Cllr. B Gosling proposed Cllr. R Farmiloe seconded Majority Agreed Cllr. L Hallett against</p> <p>Comments</p> <p>1 x Objection (new window on southern side elevation will overlook front door and bedrooms – the use of obscure glass as proposed, will only prevent overlooking when window closed. No objection if obscure glass and top opening only)</p>			

Noted

PH140 TUDOR ROSE BUS SHELTER

The Planning & Highways Committee **AGREES** to replace the Tudor Rose bus shelter at a cost of **£1,995** with a purpose built wooden structure, within the terms and size of the license approved by ESCC Highways

Cllr. R Coles proposed
Cllr. A Loraine seconded


Majority Agreed

Cllrs. L Hallett, M Simmons & J Harrison-Hicks abstained

Signed

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Cllr. B Gosling noted that the bus shelter was in a poor state of repair and had hazard tape had been fitted

Cllr. L Hallett stated she was against replacing the bus shelter as either the bus company or residents of Tudor Rose Park should fund the cost

C Lacey noted the bus shelter was within the boundary of Peacehaven as is the brick built shelter opposite, stating both are the responsibility of Peacehaven Town Council

Cllr. L Hallett noted the excessive cost of replacing the bus shelter

Cllr. B Gosling stated the brick bus shelter had been built by Mr Cooper

Cllr. J Harrison-Hicks queried the cost of building a brick bus shelter

C Lacey enquired if quotes should be sought for a brick built bus shelter

Cllr. J Harrison-Hicks confirmed quotes should be sought

C Lacey highlighted the timescale with regards to replacing the current bus shelter due to its poor state of repair and that it is a health and safety hazard

Cllr. J Harrison-Hicks suggested removing the bus shelter and not replacing it

Cllr. R Coles queried what the cost £1,995 consisted of

C Lacey confirmed the cost was for materials to construct a wooden shelter and that other quotes were in excess of £1,995

Cllr. L Hallett stated that a wooden bus shelter could easily be damaged or vandalised and that she was totally against this proposal as the bus company should fund a replacement

Cllr. R Coles queried the cost of a metal bus shelter

C Lacey stated the cost would be in the region of £9,000 as the cost of removal of the current bus shelter was excessive

Cllr. M Simmons noted that no Council should be required to pay for bus stops

Cllr. A Harrison queried if the existing frame would stay in place

C Lacey confirmed the existing frame would not stay in place as it must be cut/dug out and removed

Cllr. R Coles expressed her thanks to C Lacey for the quote and arranging for the 'Pay Back' group to install the bus shelter

Cllr. M Simmons queried the effectiveness of hazard tape

C Lacey noted hazard tape acts as a warning and that an ESCC Cllr. had cut away some of the protruding metal that was dangerous

Signed

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PH140 TUDOR ROSE BUS SHELTER continued

Cllr. R Coles queried how soon work could commence

C Lacey stated this would have to be confirmed later

PH141 UN-ADOPTED ROADS

Noted

OTHER BUSINESS

C Lacey provided the following information:-

- Following a meeting with AIRS there is potential they will quote for the Neighbourhood Development Plan, there will be a report for Council in due course. Cllr. R Farmiloe is the Council representative with regards to this and the Summer Fayre will be the 'kick off' date, the cost will be in the region of £30,000. Peacehaven Town Council could apply for a starter grant and there is potential for some funding from those who submit consultancy quotes.
- Terms of Reference need reviewing

PH142 TO CONFIRM DATE OF NEXT MEETING – Tuesday 14th June 2016 at 7:30pm

Noted

THE MEETING ENDED AT 8:45pm

Signed

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