

PH323 CHAIR ANNOUNCEMENTS continued

Street Lights

The lamppost at Meridian Dr Surgery has been reported to ESCC Highways and is on the list to be repaired soon.

Peacehaven Council have reported broken streetlights on Pelham Rise and The Brickly to ESCC many times over preceding months, with intervention from Town, District and County Councillors. Although the land is Lewes District Council's the County Council Highways team maintain the street lights for them, so these are under their remit. We have finally heard from the Street Lighting Team that UK Power Networks have now resolved the fault. They have also installed a new column to replace number 21, on Pelham Rise as it was a Health and Safety issue. They will re-attend to install the new lantern and connect the supply (this is done by a different crew) and we are hoping this will be completed over the next few days.

Debate:-

Cllr. A Harrison questioned the 100% attendance record of Cllr. R Robertson if he only attended the previous Planning & Highways meeting for 30 minutes.

Cllr's M Simmons and J Harris confirmed they would be attending the meeting on 4th September with Claremont Planning at Telscombe Civic Centre

PH324 PUBLIC QUESTIONS

Alan Sargent – West Ward & Chair of Residents Association

The resident read the following:-

Minutes of 08/08/17 page 3/27 - Action: A Sargent to write to Cllr. Neave and Cllr. Harrison-Hicks

I do not recall this action and propose the recording of the meeting is checked. The matter has been raised at the appropriate meeting and both Councillors are Members of this Committee, therefore there is no need to write to both Councillors.

Agenda item 6 – appendix 2

Paragraph three of the proposed letter contradicts PH313 (Chair Announcements) and should be modified to reflect the monitoring officers recommendations.

S Landers informed the resident that the content of the letter had been agreed by Members of this Committee on 18th July prior to the Council meeting on 25th July when a Special Motion was tabled

Mike Gatti – North Ward

The resident read the following:-

According to the latest SHLAA map/report for Peacehaven, Piddinghoe Avenue car park (site ref:45PT – page 30 of the report) is listed as "Suitable, Available & Achievable" for development with 6 units.

Signed



302

Date 26th September 2017

P&H Minutes 29/08/17

PH324 PUBLIC QUESTIONS continued

As this was registered as an "Asset of Community Value" can the committee ascertain what the position is regarding this site?

The SHLAA report on page 9 section 2.12, states that additional allocations should be made at Lower Hoddern Farm. Would the committee be able to explain exactly what LDC means by this, is it in addition to the 450 homes proposed, or does it in some way relate to site reference 24PT, or something different?

Councillors informed the resident that they were not aware of this report and agreed the site at Piddinghoe Avenue car park may be of historical interest.

Councillors questioned the location area 24PT and suggested it may be the field surrounded by trees, just north of the proposed site for 450 houses

Action: Email LDC Cllr's D Neave and J Harrison-Hicks with queries

PH325 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – no reason given

Cllr. L Hallett – noted (annual leave)

Cllr. J Harrison-Hicks – noted (annual leave)

PH326 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Any information included in this agenda or reports, is provided to Councillors as Members of Peacehaven Town Council. The comments and observations from all Peacehaven Town Councillors are preliminary ones, made prior to consideration at Lewes District Council and are based on the evidence and representations to the Town Council. It is expected that any decision they make for Peacehaven Town Council would be based on the information received, although if they are representatives on any other Council, they reserve the right to change their mind, subject to any further information

No declarations received

PH327 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 8th August 2017

Cllr. A Harrison proposed

Cllr. J Farmiloe seconded

Approved

Debate:-

None

Signed



303

Date 26th September 2017

P&H Minutes 29/08/17

REPORTS**PH328 WRITTEN RESPONSE TO PROPERTY DEVELOPERS**

The Planning & Highways Committee **AGREE** to forward the response to the following and for **CLlr. M Simmons to sign the letters:-**

- Petronella Properties Ltd.
- PL Projects Ltd
- NELS Builders & Developers Ltd.

Cllr. J Harris proposed
Cllr. J Farmiloe seconded

Agreed

Debate:- none

PH329 PLANNING APPLICATIONS

| | | | |
|-------------------|------------------------------------|--|-------------|
| LW/16/0989 | Site Adjacent 7 Damon Close | Planning Application - Erection of detached three bedroom dwelling with associated cycle/bin store for Mr J Gladwell | East |
|-------------------|------------------------------------|--|-------------|

Refusal Recommended due to:-

- Poor design, the layout and positioning on the small plot could be improved
- Inadequate access to plot, emergency vehicles would not gain access if a vehicle is parked on the driveway as this is the only parking option given
- Back garden development
- Loss of privacy for neighbouring properties
- Density of layout & over development - too large for plot
- Absence of adequate car parking facilities
- Exacerbate existing parking problems within cul de sac

Cllr. J Harris proposed
Cllr. R Farmilole seconded
Agreed

| | | | |
|-------------------|---------------------------|---|-------------|
| LW/17/0556 | 62 Cissbury Avenue | Planning Application - Erection of an oak framed garage for Mr J Thompson Deferred at P&H's 08/08/17 pending further information Deadline for comments extended to 30/08/17 | East |
|-------------------|---------------------------|---|-------------|

Refusal Recommended due to:-

- Structure too large for site
- Structure not in keeping with character of locality
- Concerns with regards to access to public footpath pending right of way application yet to be determined by ESCC

Cllr. A Harrison proposed
Cllr. J Farmiloe seconded
Agreed

Comments

**1 x Rights of Way (ESCC) recommend refusal until right of way application has been determined
1 x Letter of objection (contextual significance, overbearing building/structure)**

Signed



304

Date 26th September 2017

P&H Minutes 29/08/17

PH329 PLANNING APPLICATIONS continued**LW/17/0635****95 The Promenade**

Planning Application - Creation of rooms at first floor including raising of ridge height and hip to gable extensions for Mr P Brownjohn

West

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 promenade 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 to avoid 'rush hour' on the A259 and ease congestion

Cllr. R Farmiloe proposed

Cllr. J Harris seconded

Agreed**LW/17/0648****5 Morestead**

Planning Application - Erection of single storey rear and side extensions, revised fenestration to existing for Ms P Coney

North

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 to avoid 'rush hour' on the A259 and ease congestion

Cllr. R Farmiloe proposed

Cllr. J Farmiloe seconded

Agreed**LW/17/0696****47 Piddinghoe Avenue**

Planning Application - Demolition of existing bungalow and the erection of a new bungalow for Mr J Lawrence

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 to avoid 'rush hour' on the A259 and ease congestion

An asbestos survey should be carried out prior to demolition.

Cllr. A Harrison proposed

Cllr. J Farmiloe seconded

Agreed

Signed



305

Date 26th September 2017

P&H Minutes 29/08/17

At the Planning & Highways meeting on 8th August 2017 a resident, on behalf of Peacehaven Focus Group, raised the following question:-

- Why are Councillors refusing to sign cheques
- Can LW/17/0226 Lower Hoddern Farm be heard in Peacehaven and not Lewes
- Confirm The Argus has been informed of errors in article of 6th August 2017

The Town Manager sent the following response on 18th August 2017:-

Many Thanks for your public questions on behalf of the Peacehaven Focus Group at the Planning and Highways Committee of 8th August 2017.

In response to your query “why are Councillors refusing to sign cheques” – Councillors are volunteers to the Council and have a significant amount of responsibility with their roles. Each year at the induction of the incoming Mayor, the Council appoints 6 authorised Bank signatories, who should make themselves available to support with signing cheque payments, authorising bank transfers and reconciling the payments with the bank statements. This has not always been possible for Councillors this term, due to their own personal commitments during July and August, leaving it difficult for some cheque payments to be authorised. As you are aware, an Extra Ordinary meeting of Full Council was called on 8th August to rectify this issue, with additional Councillors making themselves available to sign the Bank Mandate and we appreciate their support. I trust this answers your query.

In response to your query “can LW/17/0226 Lower Hoddern Farm application be heard in Peacehaven, not Lewes – I shall certainly ask the question of the LDC Planning team. I shall publish any response I receive from the Planning Officer – email sent to Steve Howe on 18/08/17.

In response to “Confirm the Argus has been informed of errors in article of 6th August 2017 – I have written to Neil Vowles on 14/08/17 at The Argus to correct the errors in the article. Copy of correspondence attached below...”

“Dear Neil,

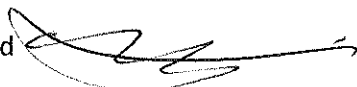
I was concerned to read in the Argus an article regarding a planning application in Peacehaven for Lower Hoddern Farm, where Barratt Homes have requested permission for 450 homes. I would appreciate it if you could correct the following errors. I have attached the Council Statement:-

You state that the Barratt application hasn't been submitted to LDC – the Barratt Homes Application was received by Lewes District Council in March 2017 for the land at Lower Hoddern Farm application number LW/17/0226 – it was heard at an Extra Ordinary Full Council meeting in Peacehaven on 19th April where the Council Members unequivocally voted to object to the application, based on lack of infrastructure in the town.

You stated that there were only 60 objections – PTC has been informed that there are in excess of 1000 objections received so far, so many in fact that the Lewes District Council website has crashed not allowing Officers to upload the residents' concerns. Consultations have been conducted with local organisations including Southern Water, NHS England and the Coastal Erosion team at Lewes District Council.

At the meeting of 8th August 2017, a statement has been released by Peacehaven Council to the following effect. I trust this will address any further misunderstandings.

Signed



306

Date 26th September 2017

P&H Minutes 29/08/17

Ref : Lower Hoddern Farm – Statement of Planning and Highways Committee 8th August 2017

Peacehaven Town Council has received a number of complaints from residents following the amendment at the Full Council meeting of 25th July 2017 regarding the Resolution made referencing Lower Hoddern Farm at the Extra Ordinary Full Council meeting on April 19th 2017. We would therefore like to issue the following Statement to ensure everyone is aware of the amendment and subsequent discussion at the Full Council meeting of 25th July 2017.

On 19th April the Full Council of Peacehaven Town resolved to object to the Planning Application LW/17/0226 Lower Hoddern Farm, based on insufficient infrastructure in the town. This resolution still stands. The Council went on to deliver a statement to residents to say they would object to all future planning applications for **new** housing in Peacehaven, due to insufficient road transport, lack of space in schools and overcrowded GP surgeries. This was agreed by all Councillors who attended that meeting; minutes are available on the website.

At the Full Council meeting of 25th July, Councillor Dave Neave requested an amendment to that Statement, by raising a motion for Council to vote on. This was seconded by Councillor Jackie Harrison Hicks. The advice received from the Monitoring Officer at Lewes District Council was that the Statement may be deemed to be 'Pre Determination' at an Advisory Committee and future Planning Committees at Peacehaven could be considered to be not properly considering the material planning considerations, should it stay in place.

Peacehaven Town Council Planning Committee, has no power to agree planning applications, this is a District decision. The district council has a duty to consider each application on its merits and as such it was felt it would not attach weight to a blanket refusal of all applications by the Town Council. The Council felt that if Peacehaven Council wants its representations to be given full consideration by the District Council then it would need to "lift" this blanket policy and show that it is considering applications individually.

The minutes of that meeting will be in draft until October 24th where they will be ratified by the next Full Council although residents have requested clarification of the Peacehaven Council decision which is as follows – "Motion to reverse the statement of no further development being put on all planning applications"

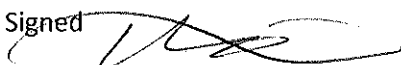
If you have any further questions, please address them for the attention of Peacehaven Council Town Manager or the Planning and Highways Committee for a response to be documented."

Noted

PH331 INFORMATION TO NOTE

Noted

Signed



Date 26th September 2017

307

P&H Minutes 29/08/17

| PH332 PLANNING DECISIONS | | | |
|--|----------------------|--|---------------------------------|
| PLANNING APPLICATION | PTC RECOMMENDATION | LDC DECISION | DELEGATED OR COMMITTEE DECISION |
| LW/17/0465 | Refusal Recommended | Refused | D |
| LW/17/0513 | No Objection | Planning Permission | D |
| LW/17/0515 | No Objection | Planning Permission | D |
| LW/17/0530 | No Objection | Planning Permission | D |
| LW/17/0597 | PTC Not Consulted | Notice of Prior Approval | D |
| LW/17/0465 | 179 South Coast Road | Planning Application - Demolition of existing property and erection of 3 storey block of flats comprising 3 x two bedroomed flats and 3 x one bedroomed flats for Farrington Property Developments Ltd Request to extend deadline for comments to 19/07/17 | East |
| <p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Poor design –similar development on A259 by same developer much melined by residents for its design • Potential for fourth storey to be applied for later as has happened previously (LW/11/1318 & LW/15/0023 184 South Coast Road as mentioned above) • Back garden development • 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 being such a large 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 adequate car parking facilities - provision for pedestrians, wheelchairs and prams • Increase of traffic, congestion and air pollution • Exacerbate existing parking problems • Parking & highway safety <p>Cllr. R Coles proposed Cllr. A Harrison seconded Majority Agreed Cllr. A Loraine abstained</p> <p>Comments: 13 x Letters of objection</p> | | | |
| LW/17/0513 | 78A South Coast Road | Planning Application - Section 73A Retrospective application for a conservatory to rear elevation for Miss C A Robbins | East |
| <p>No Objection</p> <p>Cllr. R Robertson proposed Cllr. J Harris seconded</p> <p>Majority Agreed</p> <p>Cllr. A Loraine abstained</p> | | | |

Signed



308

Date 26th September 2017

P&H Minutes 29/08/17

PH332 PLANNING DECISIONS continued

| | | | |
|-------------------|--------------------------|--|-------------|
| LW/17/0515 | 95 Malines Avenue | Planning Application - Demolition of the existing bungalow and detached garage and erection of two 3-bedroom semi-detached bungalows with rooms in the roof for P L Projects Request to extend deadline for comments to 19/07/17 | West |
|-------------------|--------------------------|--|-------------|

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 to avoid 'rush hour' on the A259 and ease congestion

Cllr. R Robertson proposed

Cllr. R Coles seconded

Majority Agreed

Cllr. A Harrison against

Cllr. A Loraine abstained

| | | | |
|-------------------|-----------------------------|---|-------------|
| LW/17/0530 | 129 South Coast Road | Planning Application - Conversion of an existing two storey detached dwelling to form two self-contained flats for Mrs J Cornford | East |
|-------------------|-----------------------------|---|-------------|

No Objection with the proviso local infrastructure is improved to accommodate additional dwelling. 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 to avoid 'rush hour' on the A259 and ease congestion**

Cllr. A Harrison proposed

Cllr. J Harris seconded

Majority Agreed

Cllr. A Loraine abstained

| | | | |
|-------------------|---------------------------|--|--------------|
| LW/17/0597 | 20 Woodlands Close | Erection of a 4m x 3m conservatory to extend 4m beyond the rear wall of the dwelling, maximum height 2.9m from natural ground level and 2.9m height of eaves | North |
|-------------------|---------------------------|--|--------------|

PTC no consulted

Noted

NEXT MEETING

PH333 TO CONFIRM DATE OF NEXT MEETING – Tuesday 26th September 2017 at 7:30pm

Noted

THE MEETING ENDED AT 8:20pm

Signed



309

Date 26th September 2017

P&H Minutes 29/08/17