

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 30th AUGUST 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: Daryll Brindley
Rachael Coles
Reg Farmiloe
Brian Gosling
Job Harris (Chair)

Ann Harrison
Jackie Harrison-Hicks
Andy Loraine (Vice Chair)
Robert Robertson (sub)

In Attendance

Claire Lacey – Town Manager
Sally Landers - Administration Officer

GENERAL BUSINESS

PH169 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.

Public Questions

At the Planning & Highways meeting on 9th August a resident queried how many units were being built at various locations. There are:-

- 13 x 3 Bed & 1 x 2 Bed at 2 South Coast Road
- 10 Residential Units at 16 & 16A South Coast Road however this application is awaiting a decision on the discharge of conditions
- The planning application states 2 to 3 retail units at Bolney Avenue/South Coast Road

Also at the previous meeting the hours of business in connection with Bolney Avenue/South Coast Road was raised. The original application proposed a maximum of 24 hrs Mon-Sat with restrictions on Sunday however planning application LW/14/0915 restricted opening hours to 06:00-23:00 Mon-Sun including Bank Holidays.

Bus Shelters

Peacehaven Town Council are obtaining quotations to repaint their bus shelters, any interested parties should contact the Town Manager by email or pop into the Information Office.

Signed

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The bus shelter at Gladys Avenue has been vandalised, one pane of glass was broken one evening and the remaining four the following night. This has now been cleared up by Peacehaven Town Council Grounds Team, although this comes at a cost along with the repair. It has been reported to the police under crime reference number 47160113063, if anyone has any information we would urge you to report it to Sussex Police.

Please will all Councillors and Residents report any anti-social behaviour, vandalism or crime direct to Sussex Police online at <http://www.sussex.police.uk/contact-us/report-online/> the only way as a Council we are able to monitor criminal activity in the Town, is to have it logged with Sussex Police. This includes graffiti, smashed glass in bus shelters, bin fires and road accidents.

Telecommunications Mast – Roderick Avenue

We have received queries from residents with regards to the mast which has been installed in Roderick Avenue. If the mast was in excess of 15m high planning permission would be required however this mast is 12.5m

The Promenade

We have received a complaint that cyclists are riding along The Promenade without due care and attention, it has been suggested that there should be signs to instruct cyclists to be aware of pedestrians and dog walkers. District Cllr.'s Dave Neave and Jackie Harrison-Hicks have been made aware of this issue.

Fix My Street Reports

Following a report via 'Fix My Street', we have received thanks from a resident following completion of a request to clear foliage around Bretts Field bus shelter which will improve accessibility.

Residents have also raised an issue with regards to an overgrown walkway at the top of Glynn Road, entering the housing estate. The trees overhang the road, ivy grows wild on the PVC coated fencing which takes almost a metre off the footpath. The walk way entrance to the housing estate is overgrown with wild shrubs and the bin at its exit is always overflowing with rubbish. The assessment of the Town Manager is that it is unsafe for the public.

Planning Applications

Residents have raised concerns for road safety with the increased traffic that will occur during and after the construction of the extra classrooms and the extra 210 pupils at Meridian County Primary School, this application is on the agenda this evening.

Please note that the Chair of the Planning and Highways Committee and the Chair of Leisure and Amenities Committee are in contact with the ESCC Highways team and will liaise with the Head of the school. Any decisions made or proposals will be reported through this Committee.

The 'Motel' site has now been fenced off however we are awaiting a final decision notice with regards to the planning application. The fencing was originally too close to the highway however DDA (Disability Discrimination Act) access has now been arranged so pedestrians can walk safely along this stretch of the South Coast Road.

Signed

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Vivian Carrick – West Ward

The resident noted that Lewes District Council (LDC) had granted outline planning permission for only nine flats, nine parking spaces and police premises at the police station site in Peacehaven and stated the area cannot sustain an increase in parking needs which the proposed Churchill development will create

Cllr. J Harris noted the comments and stated this would be discussed later

Alan Sargent – West Ward

The resident read the following:-

'In February 2016 the debacle of the New Homes Project appeared on the front page of the 19th February edition of the Sussex Express. The whole of page two was taken up by an interview with Cllr. Andy Smith, Leader of LDC, apologising for the failure.

Part of the project involved three of Peacehaven's car parks as well as other locations within the district.

Cllr. Smith stated in the interview that an independent expert was carrying out an enquiry as to what went wrong with the project and his exact words were 'the report will be made public for everybody to see'.

To date I am unaware of the report being published and request the Committee seek a progress report, particularly as a large amount of consultancy finance is involved, approximately £600,000, which is Council tax payers money.

Now that the fourth development has commenced at No. 1 South Coast Road I have forwarded a letter to the Town Manager urging her to chase up the Section 106 and CIL monies as identified within the minutes of 9th August.

Members should be aware that a fifth development will be coming before the Committee in the near future at the site of the police station.

Since raising the matter in May of this year I have received no positive correspondence about monies due to the Council.'

Cllr. J Harris noted the comments

Mae Pond – North Ward

The resident noted the information in Chair Announcements with regards to how many new dwellings are being built on the South Coast Road and requested the information is repeated

S Landers confirmed the number of dwellings as stated in Chair Announcements

The resident requested how many dwellings were being built at the THD development as this and the previous information was to be included in a piece for The Clarion

C Lacey enquired when The Clarion was going to press

The resident stated the information would be required before Monday 5th September

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C Lacey noted the deadline and stated, in response to the previous question, 106 monies are only available when a specific project is in place and on completion of the build. C Lacey stated that LDC are checking the most current position with regards to the 106 schedule and that the sites mentioned are still under construction

Margaret Phillips – West Ward

The resident raised concerns with regards to the proposal to build 30 plus flats at the police station site, noting the following issues:-

- Visitors to the Doctors surgery causes parking issues
- The proposed development will increase parking issues
- Inconsiderate parking
- Yellow lines are ignored
- Rowe Avenue is a narrow road
- Vehicles double park
- Vehicles park on corners
- Raises concerns with regards to emergency vehicle access
- Pedestrians have access issues due to inconsiderate parking
- Driveways blocked by vehicles
- Accidents have been caused due to speeding and inconsiderate parking

The resident questioned what Peacehaven Town Council would be doing to address this

Cllr. J Harris noted the comments

Gerry Boxall – East Ward

The resident raised objections to planning application LW/16/0656, 21 Bayview Road, noting the following:-

- The development would be sited too close to the pavement
- It will be a separate dwelling and not an annexe

The resident stated she had been in contact with LDC and had been advised that it was unlikely planning would be approved and requested the Committee's support in opposing this development

Cllr. J Harris noted the comments

Mrs Dunlop – West Ward

The resident re-iterated the comments made by other members of the public with regards to the proposed development at the police station site noting the developer, Churchill's, will make a lot of money from this project

Signed

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PH171 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. **L Hallett** – noted (holiday)
Cllr. **M Simmons** – noted (holiday)

PH172 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.

Cllr. **R Coles** declared an interest in LW/16/0653 - acquaintance of the applicant

Cllr. **D Brindley** declared an interest in LW/16/0654 – employee of Meridian School contractor

PH173 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 9th August 2016

Cllr. **A Lorraine** proposed
Cllr. **B Gosling** seconded

Approved

Debate:-

Cllr. **A Harrison** noted that on two occasions this Committee recommended refusal of planning applications which LDC also refused. Cllr. **A Harrison** expressed her thanks to **S Landers** for supplying the statistics with regards to planning decisions noting that LDC Committee decisions over-ruled PTC recommendations on every occasion and stated the ratio for delegated decisions was approximately 50:50

Action: Email P&H's Cllrs. the LDC report which recommended approval of LW/16/0307 45 South Coast Road

REPORTS

PH174 HEDGE CUTTING

The Planning & Highways Committee **AGREES** to adopt the 'Tree and Hedge Cutting Responsibilities' letter

Cllr. **R Robertson** proposed
Cllr. **J Harrison-Hicks** seconded

Agreed

Debate:-

Cllr **R Robertson** stated this initiative was long over-due and urged Members to adopt the 'Tree and Hedge Cutting Responsibilities' letter

Signed

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PH175 ANALYSIS OF COMMITTEE & DELEGATED PLANNING DECISIONS

The Planning & Highways Committee **NOTED** the analysis between Lewes District Council Committee and delegated planning decisions

Debate:-

Cllr. R Coles noted with disappointment how much time Members spend discussing applications only for their input to be ignored by the Committee at LDC

Cllr. J Harris noted that, with the exception of Cllr. D Neave and substitute Cllr. J Harrison-Hicks, there is no one to represent this area on the Committee at LDC

Cllr. R Robertson suggested reporting the outcome of planning decisions on the PTC website

C Lacey confirmed discussions were taking place with regards to which representatives called in applications to LDC and suggested all District Councillors receive an email if this action was required

Cllr. J Harrison-Hicks noted that at a recent LDC Planning Committee she was the only Member who voted against a Peacehaven application

Cllr. R Robertson re-iterated the previous comments noting how much time was spent by this Committee discussing planning applications in depth

Cllr. J Harris noted that PTC Councillors view applications and visit the site before discussion and stated this was not practised at LDC

PH176 ESCC HIGHWAYS UPDATE

The Planning & Highways Committee **NOTED** the ESCC Highways Update

Debate:-

C Lacey stated this information will be forwarded weekly to Councillors

Cllr. R Robertson noted the information from ESCC Highways, in particular the yellow lines which have recently been installed in the area and expressed his thanks to Members of the Committee for moving this forward

C Lacey confirmed this would be noted at the next SLR (Strengthening Local Relationships) meeting

Signed

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PH177 PLANNING APPLICATIONS

LW/16/O445	28 Bolney Avenue	Planning Application - Change of use from offices to hairdressing salon for Miss K Miles	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. An asbestos survey should be carried out.</p> <p>Cllr. J Harrison-Hicks proposed Cllr. D Brindley seconded</p> <p>Agreed</p>			
LW/16/O526	10 Southview Road	Planning Application - Single storey side extension to create annexe including demolition of existing conservatory for Mr & Mrs Lane	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.</p> <p>Cllr. R Farmiloe proposed Cllr. B Gosling seconded</p> <p>Agreed</p>			

Cllr. R Coles queried the question raised by a member of the public with regards to the Churchill development, noting that as this was not on the agenda as previously stated, the resident should be provided with a response

C Lacey confirmed a meeting would take place tomorrow (Wednesday 31st August) with representatives of this development to discuss public consultation

Cllr. J Harris suspended Standing Orders in order to receive additional comments from members of the public

Mr Carrick enquired what action Councillors would take with regards to this development

Cllr. J Harris stated Councillors could not comment until a planning application was submitted

Cllr. J Harrison-Hicks confirmed Churchill's had approached LDC to see if the proposed development was feasible

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Cllr. R Coles noted that this Committee was only advisory and stated that outline planning permission had been sought from the previous owner of the site

Cllr. R Robertson confirmed outline planning permission had been given to a previous proposal and that this Committee could not comment on the Churchill development until a planning application had been submitted

Mr Carrick stated that outline planning permission had been granted for nine flats and a police station

Cllr. R Robertson confirmed this was correct

Cllr. J Harrison-Hicks noted that any organisation or individual is entitled to apply for planning permission and they do not have to be the land owner

A member of the audience noted that the Churchill website states planning permission has been approved for this development


Cllr. J Harris re-instated Standing Orders

LW/16/0549	11A Hodder Avenue	Planning Application - Apply a sand and cement smooth render to external brickwork and paint in a light colour - amendment to planning application LW/15/0945 for Miss J Issacs	West
<p>No Objection</p> <p>Cllr. A Loraine proposed Cllr. D Brindley seconded</p> <p>Agreed</p>			
LW/16/0620	30A South Coast Road	Planning Application - Erection of side extension, rear extension and extension to existing dormer at rear for Mr S Miles	East
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Overdevelopment • Un-neighbourly <p>Cllr. R Farmiloe proposed Cllr. R Robertston seconded</p> <p>Majority Agreed</p> <p>No Objection x 3 (Cllr. J Harrison-Hicks, Cllr. D Brindley, Cllr. B Gosling) Cllr. A Harrison abstained</p> <p>Comments:- 1 x Objection letter from neighbour</p>			

Signed

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PH17 7 PLANNING APPLICATIONS continued

LW/16/0633	3 Greenhill Way	Planning Application - Section 73A Retrospective application for a change of use from annex to residential property for Mr M Philp	North
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Refusal Recommended due to:-

- Back garden development
- Lack of information

Cllr. R Coles proposed
Cllr. A Loraine seconded

Agreed

LW/16/0653	45 Friars Avenue	Planning Application - Two storey side extension for Mr R Brown	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 verge 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. J Harrison-Hicks proposed
Cllr. D Brindley seconded

Majority Agreed

Cllr. R Coles abstained

LW/16/0654	Meridian Community Primary School Roderick Avenue North	Consultation by ESCC - Modular build extension to create 12 new classrooms with ancillary accommodation to East, additional Hall extension to the North and internal alterations to the existing building, external works to include additional parking at the site entrance, landscaping to the playground and further cycle parking and amendments to the bin store to the North, removal of two mobile classroom blocks and remedial landscaping for East Sussex county Council (County Ref LW/3332/CC)	North
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No Objection however following concerns from residents with regards to parking and traffic congestion, the following suggestions were made:-

- Improve and increase cycle lanes
- Provide a second entrance to the school
- If there are no other viable options to improve parking and congestion extend yellow lines
- Instigate a walking bus

The Committee suggested another traffic survey should be completed.

Cllr. R Coles proposed
Cllr. R Farmiloe seconded

Majority Agreed Cllr. D Brindley abstained

Comments:- 1 x Objection letter from neighbour 36 x Objections via email

Signed

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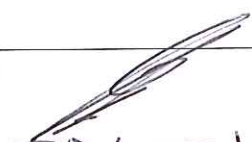
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PH177 PLANNING APPLICATIONS continued			
LW/16/0656	21 Bayview Road	Planning Application - Erection of additional storey and conversion of garage to annexe for Mr Phillips	East
<p>Refusal Recommended due to:-</p> <ul style="list-style-type: none"> • Un-neighbourly • Gross overdevelopment • Not in keeping with street scene <p>Cllr. R Coles proposed Cllr. B Gosling seconded</p> <p>Majority Agreed</p> <p>Cllr. R Robertson abstained</p> <p>Comments:-</p> <p>1 x Objection letter from neighbour</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>			
LW/16/0675	Garage Block Headland Way	Variation of Planning Condition - Variation of condition 8 relating to planning application LW/15/0997 for minor amendments to size and layout of building for Mr M Ward	East
<p>No Objection</p> <p>Cllr. D Brindley proposed Cllr. B Gosling seconded</p> <p>Majority Agreed</p> <p>Abstained x 2 (Cllr. R Robertson, Cllr. A Harrison)</p>			

Signed

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PH177 PLANNING APPLICATIONS continued

LW/16/0686	32 Telscombe Road	Planning Application - Erection of 2 three bedroom detached houses with attached single garages for Benjamin Allen Bespoke Homes	North
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Refusal Recommended due to:-

- Back garden development
- Impact on trees at location
- Un-neighbourly
- Over development

Cllr. A Lorraine proposed

Cllr. J Harrison-Hicks seconded

Majority Agreed

Cllr. D Brindley abstained

PH178 PLANNING DECISIONS

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/15/0858	Refusal Recommended	Planning Permission	C
LW/16/0286	Refusal Recommended	Planning Permission	C
LW/16/0305	No Objection	Planning Permission	D
LW/16/0319	Deferred	Planning Permission	D
LW/16/0391	No Objection	Planning Permission	D
LW/16/0433	No Objection	Planning Permission	D
LW/16/0442	No Objection	Planning Permission	D

Cllr. R Coles queried:-

- LW/15/0858 why the LDC Committee approved planning when Planning Officers recommended refusal
- LW/16/0286 why Planning Officers recommended planning permission

Action: Investigate:-

- LW/15/0858 - why LDC Committee approved planning when Planning Officers recommended refusal
- LW/16/0286 - why Planning Officers recommended planning permission

Signed

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PH178 PLANNING DECISIONS continued

LW/15/0858	328 South Coast Road	Planning Application - Demolition of existing bungalow and erection of 3-storey block of 6 x two bedroom flats for Rigden Group Deadline extended to 06/01/16 Called in by Cllr. D Neave 09/12/15	West
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Refusal Recommended due to:-

- Over development
- Would create parking issues for residents in Lincoln Avenue
- Access to development and the proposed parking spaces would incur problems at night with regards to headlights for neighbouring bungalows in Lincoln Avenue
- Inappropriate street scene (South Coast Road and Lincoln Avenue perspective)

Cllr. L Hallett proposed

Cllr. A Harrison seconded

Majority Agreed

Cllr. D Neave had called this application in at LDC and therefore abstained

Comments:-1 x Environmental Health 7 x Objection letters

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/16/0305	134 Arundel Road	Planning Application - Single storey extension to front for Mr T Ayling Deadline for comments extended to 13th July 2016	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.

Cllr. A Harrison proposed

Cllr. B Gosling seconded

Agreed

Comments:-1 x Objection letter, 1 x ESCC Archaeology no objection, 1 x Southern Gas restrictions

Signed

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PH178 PLANNING DECISIONS continued

LW/16/0319	165 South Coast Road	Planning Application - Installation of two air conditioning units and three extractor grills for Greggs Plc	East
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Defer pending information with regards to hours of business

Cllr. J Harrison-Hicks proposed
Cllr. R Farmiloe seconded

Majority Agreed

Cllr. R Coles & Cllr. M Simmons against

The Committee agreed that Cllrs. J Harris, A Loraine and R Farmiloe will decide outcome pending further information

Action: Investigate business hours with regards to LW/16/0319 and installation of two air conditioning units and three extractor grills for Greggs Plc

LW/16/0391	73 Montreal Close	Planning Application - Single storey extension for Mr & Mrs M White Deadline for comments extended to 13th July 2016	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.

Cllr. B Gosling proposed
Cllr. D Brindley seconded

Agreed

LW/16/0433	39 Arundel Road	Planning Application - Erection of single storey side extension for Mr R Moore	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.

Cllr. D Brindley proposed
Cllr. L Hallett seconded

Agreed

Comments:-1 x ESCC Archaeology no objection 1 x Southern Gas restrictions

Signed

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PH178 PLANNING DECISIONS continued

LW/16/0442	19 Hodder Avenue	Planning Application - Erection of a single storey rear extension for Mr & Mrs Mousley	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. 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.

Agreed by Sub Committee due to LDC being unable to extend deadline for comments

Noted

NEXT MEETING

PH179 TO CONFIRM DATE OF NEXT MEETING – Tuesday 27th September 2016 at 7:30pm

Noted

THE MEETING ENDED AT 9:05pm

Signed 

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