

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 14th MARCH 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:	Jean Farmiloe (Mayor)	Ann Harrison
	Reg Farmiloe	Jackie Harrison-Hicks
	Brian Gosling	Melvyn Simmons
	Lynda Hallett	
	Job Harris (Chair)	

In Attendance

Sally Landers - Administration Officer

GENERAL BUSINESS

PH247 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.

Pot Hole Repairs

Cllr Ann Harrison has requested that ESCC Highways Department review their repair on the pothole at Ashington Gardens. This was an agenda item at the SLR meeting of 3rd March and we await a response.

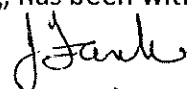
Second Road

We have been in contact with ESCC Highways with regards to the long delay in this work being actioned. We have been informed that ESCC Highways thought this work had been completed however we have informed them that this is not the case and should therefore be a priority. We received an email dated 27th February to confirm that the tree surgeon has now arranged for this to be dealt with.

LW/17/0113 81-85 South Coast Road

This planning application for outline permission for 38 flats and 5 shop units, due to be discussed this evening, has been withdrawn.

Signed



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PH247 CHAIR ANNOUNCEMENTS continued

Tree Work Notice

Application TW/17/0007/TPO for 1A Stanley Road a Sweet Chestnut tree has had permission refused as the tree is considered to be a defining feature of the area however lesser works have been agreed and granted to crown lift pendulous secondary growth over a public footpath and driveway.

Police Station Site

We have received significant concerns and objections from residents with regards to the Police Station site development and in particular from those in Rowe Avenue.

In an effort to inform residents the application will be heard at LDC Committee on 15th March and let them know how to register to speak, we have publicised the meeting on our website, Facebook and town notice boards however we also wanted to inform residents in Rowe Avenue directly who may not have access to these media platforms.

Therefore we printed letters to be delivered to properties in Rowe Avenue and Mr Alan Sargent (Chair of the Residents Association) very kindly offered to hand deliver them for which we are grateful.

Debate:-

Cllr. L Hallett queried the time of the planning meeting at Lewes District Council on 15th March 2017

Cllr. J Harrison-Hicks confirmed the meeting commenced at 5pm

PH248 PUBLIC QUESTION TIME

Alan Sargent – Chair of Residents Association

The resident read the following:-

I refer to the minutes of the meeting dated 21st February, PH239 page 5/34. Has the Town Manager confirmed the CIL charging schedule?

There was a Neighbourhood Plan meeting at Telscombe two weeks ago and a second scheduled for this Thursday. At the last meeting Ms. Astley (Telscombe Town Clerk) confirmed that they had received £6,000 from Lewes District Council through distribution of CIL money. I wish to enquire what monies have Peacehaven received from this distribution?

It is important that the Council get a handle on the CIL money.

Will the Town Manager have available for the meeting on Thursday the results of the survey she carried out during the Summer Fayre last year?

Cllr. J Harris noted the comments

Action: Inform Town Manager with regards to queries

Signed



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PH249 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (family commitments)

Cllr. A Loraine – noted (prior commitments)

PH250 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

None

PH251 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 21st February 2017

Cllr. M Simmons proposed

Cllr. B Gosling seconded

Approved

Debate:- None

REPORTS**PH252 PLANNING APPLICATIONS**

LW/17/0048	291 South Coast Road	Planning Application - Section 73A Retrospective application for the change of use from letting agent to car sales for Country Cars Sussex Ltd	West
No Objection Cllr. L Hallett proposed Cllr. M Simmons seconded Agreed <u>Comments</u> 1 x Objection letter (highway's hazard, inadequate access, noise, parking fumes, too many car sale places on A259)			
LW/17/0105	49 Piddinghoe Avenue	Planning Application - Conversion of existing bungalow to two 2 bedroom bungalows with parking, erection of side and rear extension, garage conversion for Lewes Builders Ltd	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. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.

Any damage to the grass verges during construction must be repaired by the developer. Install additional crossover and dropped curb to accommodate second property on site

Cllr. J Harrison-Hicks proposed

Cllr. L Hallett seconded

Majority Agreed

Cllr. M Simmons against/Cllr. A Harrison abstained

Signed

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Date

Jamie
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PH252 PLANNING APPLICATIONS continued

LW/17/0113	81 - 85 South Coast Road	Outline Planning Application - Outline application for 38 flats and 5 shop units for South Coast Home Developments	East
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WITHDRAWN

LW/17/0146	15 Downs Walk	Planning Application - Erection of rear extension to enclose existing swimming pool for Mr Light	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. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.

Any damage to the grass verges during construction must be repaired by the developer.

Cllr. M Simmons proposed

Cllr. B Gosling seconded

Agreed

LW/17/0156	3 Bramber Avenue	Planning Application - Change of use from nursing home (C2) to House in Multiple Occupation (C4) with 22 letting rooms and erection of first floor front extension to replace front roof terrace for BNM Parkstone LLP	East
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Refusal Recommended due to:-

- This could accommodate 36 people not 21/22 as application states. Please note below:-
4 x single, 6 x double beds shared kitchen ground floor.
3 x single, 7 x double beds, shared kitchen first floor.
1 x single, 1 x double beds sharing kitchen, WC and shower room
- Application states 7 parking spaces for residents, plus 2 for staff. ESCC recommend 19 for 20 rooms. When the property was a nursing home, there were problems with parking in Bramber Avenue which continue still. Cars were parked on the grass verges, residents could not get their cars onto their own property, sometimes out from it.
The bank from the road to the house was not satisfactory, and the ambulances could not draw close to the house when collecting or delivering a patients.
- Where would the dining room and lounge be placed?
- Drains- currently a problem with flooding and raw sewage escaping
- HMO licence for over 5 residents raises the following issues:-
6.9.3 No kitchen/dining room shall be shared by more than 10 individuals
6.10. Food Storage.
6.11. Food preparation.
6.12. Cooking of food.
- Would the accommodation meet the appropriate Fire Regulations?
- Impact on local residents (many have objected to this proposal)

Cllr. A Harrison proposed

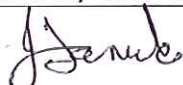
Cllr. M Simmons seconded

Agreed

Action: Cllr. J Harrison-Hicks to call in application at LDC

Comments 2 x Objection letters (against HMO in small residential road of 10 bungalows owned and occupied by elder couples or widowers/widows, gas pressure is low can it sustain extra usage, drainage issues already exist with regular sewage overflows, parking issues, who will occupy the rooms

Signed



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The following questions were raised at the Planning & Highways meeting on 21st February 2017:-

- 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 forever 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?

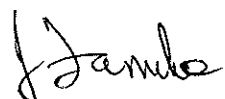
The following responses have been forwarded to the resident:-

- The Planning and Highways Committee are committed to selling a small piece of the Dell as Council felt it was in the best interest of our community.
- The land is being sold for £15,000
- Valuations were made by commercial valuation by independent estate agents
- The extra value of the land once it becomes a garden is a matter for the purchaser, not the vendor
- The Council have incurred approximately £1,000 in costs
- The net income from the sale is being invested in the Inclusive Play Area at The Dell
- Correct procedures were followed to communicate Council Decisions to residents
- The land is being used as a garden. This falls within the definition of leisure and recreation. The covenants to LDC are not binding since the land was transferred to PTC.
- The transfer of land has a clause within in it that ensures that the land being sold will be used as a garden. The definition of garden is a piece of ground adjoining a house, in which grass, flowers, and shrubs may be grown.

Debate:-

Noted

Signed



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PH254 INFORMATION TO NOTE

Noted

Cllr. A Harrison noted that yellow lines had been requested for Malines Avenue via the SLR meeting and this had not been included on the Parking Review Consultation list

S Landers noted that not all yellow line requests submitted by Peacehaven Councillors would meet the criteria for it to be actioned

Cllr. R Farmiloe stated he had met the new ESCC Highways representative who had viewed the roads in Peacehaven and had noted issues

Cllr. J Harris stated he and the Town Manager had toured Peacehaven and listed all the pot holes in the town, which will be raised at the next SLR meeting

PH255 PLANNING DECISIONS

PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0883	No Objection	Planning Permission	D
LW/16/0911	No Objection	Planning Permission	D
LW/16/1028	Refusal Recommended	Planning Permission	C
LW/16/1059	No Objection	Planning Permission	D
LW/16/1063	No Objection	Planning Permission	D
LW/16/0883	64 Glynn Road West	Planning Application - Erection of single storey rear extension for Mr L Jutton	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. Any damage to the grass verges during construction must be repaired by the developer.

Cllr. M Simmons proposed

Cllr. B Gosling seconded

Agreed

LW/16/0911	29B Telscombe Road	Planning Application - Section 73A retrospective application for the erection of an extension to the existing garage for Mr I Buchanan	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. 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. M Simmons proposed

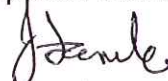
Cllr. B Gosling seconded

Majority Agreed

Cllr. L Hallett abstained

Comments: 1 x Complaint from neighbour that planning permission had not been sought and disruption due to work completed thus far

Signed



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PH255 PLANNING DECISIONS continued

LW/16/1028	24 Dorothy Avenue	Planning Application - Demolition of bungalow and detached garage and erection of a pair of semi-detached chalet bungalows for Mr J Washer	West
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Refusal Recommended due to:-

- Unneighbourly
- Loss of light
- Will increase parking issues
- Out of keeping with street scene (mainly single storey bungalows)
- Loss of privacy

Cllr. D Brindley proposed

Cllr. L Hallett seconded

Agreed

LW/16/1059	4A Cliff Avenue	Planning Application - Erection of single storey rear extension for Mr & Mrs Manco Deadline extended to 08/02/17	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. Any damage to the grass verges during construction must be repaired by the developer.

Cllr. R Farmiloe proposed

Cllr. M Simmons seconded

Agreed

LW/16/1063	Co-Operative Group Ltd 165 South Coast Road	Planning Application - Construction of a canopy shelter to the rear of a retail unit for Co-operative Food Group	East
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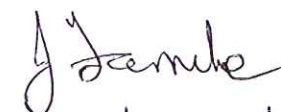
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Cllr. R Farmiloe proposed

Cllr. B Gosling seconded

Agreed**Noted****NEXT MEETING****PH256 TO CONFIRM DATE OF NEXT MEETING – Tuesday 4th April 2017 at 7:30pm****Noted**Cllr. M Simmons submitted apologies for the meeting on 4th April 2017**THE MEETING ENDED AT 8:05pm**

Signed



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