

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 17th October 2017 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM**

Committee Members Councillors:

Daryll Brindley	Ann Harrison
Jean Farmiloe	Jackie Harrison-Hicks
Reg Farmiloe	Dave Neave (Sub)
Lynda Hallett	Melvyn Simmons (Chair)
Job Harris (Vice Chair)	

Present Councillors:

Daryll Brindley	Job Harris (Vice Chair)
Jean Farmiloe	Dave Neave (Sub)
Reg Farmiloe	Melvyn Simmons (Chair)

In Attendance Sally Landers - Administration Officer

GENERAL BUSINESS

PH344 CHAIR ANNOUNCEMENTS

Health & Safety Announcement

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 available on request.

Planning & Highways Meeting 26th September 2017

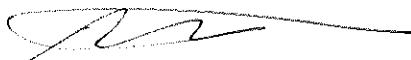
At the previous Committee meeting, the planning application LW/17/0664 at 99A Roderick Avenue to erect a shed in the rear garden was deferred pending further information.

Having received further information from Lewes District Council and having informed Committee Members of the same, the majority agreed to recommend refusal due to the size of the shed being too large for its location, forwards of the principal elevation of the property and being adjacent to the highway.

Lewes District Council Planning Committee

There were two Peacehaven planning applications discussed at this Committee on 11th October, LW/17/0641 (2 x 3 bedroom houses) and LW/17/0642 (1 x 3 bedroom house), both for development of land to the rear of 32 Telscombe Road. Both applications have been granted planning permission; the details will be reported at the next Planning & Highways meeting.

Signed



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South Down Local Plan

The pre submission consultation runs from 26th September to 21st November 2017, any comments can be submitted online at www.southdowns.gov.uk/localplan.

Tree Works Notice

We are in receipt of tree work notice TW/17/0097/TPO for 3 Wendale Drive to crown thin up to 30% and crown lift up to 1.85m three Ash trees, any comments should be forwarded to Lewes District Council.

Planning Training

If any Councillors are interested in a training session on planning matters please let me know.

PH345 PUBLIC QUESTIONS

Alan Sargent – West Ward (Chair of Residents Association)

The resident read the following:-

Agenda Item 5 - Minutes of Previous Meeting (Public Questions Time – item 8, page 3/64)

May I ask if the Chair has contacted ESCC concerning their error addressing correspondence to K Kingston and has the Council received an apology letter?

Cllr. M Simmons confirmed he had written to ESCC with regards to the error whereby correspondence had been addressed to K Kingston however he had not received a response

Agenda Item 6 – Anchor Surgery Planters

Paragraph 1.1 – going back in history I thought the planters were originally purchased and installed by the Council and the planting and maintenance was responsibility of the Ground Staff. If this is the case, why is there a lack of maintenance and the wrong plants being installed as stated?

Action: L&A Manager to investigate why PTC are not maintaining Surgery planters if installed by Council

Churchill Development – Rowe Avenue

Whilst the site is surrounded by a flash hoarding and flags the site employees appear to be using the link road as their personal rubbish dump by throwing their litter out of their cars parked in the road opposite the surgery. This is not good for patients visiting the surgery and not good for Churchill advertising their up market retirement accommodation and suggest the Town Manager has words with the Construction Director at their HQ (01425 462109)

Action: Town Manager to contact Churchill's Construction Director concerning staff throwing litter from their parked cars

Signed



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PH346 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. L Hallett – accepted (illness) Cllr. D Neave substituted
Cllr. A Harrison – accepted (illness)
Cllr. J Harrison-Hicks – accepted (illness)

PH347 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

PH348 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 26th September 2017

Cllr. R Farmiloe proposed
Cllr. J Harris seconded

Approved

Debate:-

None

REPORTS

PH349 ANCHOR SURGERY PLANTERS

Planning & Highways **DO NOT AGREE** to planters being placed on the paved area to the east of the Anchor Surgery.

Planning & Highways **DO NOT AGREE** to fund this project from budget available in the Town Enhancement Reserve by providing Peacehaven Task Force with the **sum of £1,485**.

Cllr. J Farmiloe proposed
Cllr. D Neave seconded

Agreed

Debate:-

Members agreed inappropriate parking was a problem at the Anchor Surgery and on the paved area in front of the Pharmacy and raised the need for a suitable footpath leading from the Surgery.

Members questioned the financial responsibility of the Surgery, the Co-Op and ESCC Highways with regards to this issue and suggested these organisations are consulted before making a decision

Signed



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PH349 ANCHOR SURGERY PLANTERS continued

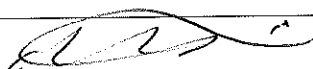
Action: C McBryer to investigate other options to prevent inappropriate parking at Anchor Surgery such as:-

- Increase the number of bollards already located at the site
- Contact ESCC Highways for advice on how to prevent inappropriate parking
- Investigate financial contribution from Anchor Surgery/ESCC Highways/Co-Op

PH350 PLANNING APPLICATIONS

LW/17/0760	Land Rear Of 53 Cissbury Avenue	Planning Application - Erection of two pairs of semi-detached bungalows for Peters Builders	East
<p>No Objection with the proviso ESCC Highways approve the quantity of parking provision, there is adequate space in the turning area and emergency vehicles can easily access the properties via the new approach road off Cissbury Avenue.</p> <p>Peacehaven Town Council would recommend acoustic fencing is installed on the boundary with the existing properties as currently they are protected by the trees on the site.</p> <p>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. With large sites a vehicle wheel wash system to be used to stop contamination of the public highway.</p> <p>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</p> <p>Cllr. R Farmiloe proposed Cllr. D Brindley seconded</p> <p>Agreed</p>			
LW/17/0761	25 Mayfield Avenue	Planning Application - Subdivision of bungalow into two x 2-bedroomed bungalows for Lewes Builders Ltd	East
<p>Lewes District Council have confirmed this application is invalid. The internal floor plans showing how the single property will be divided into two have <u>not</u> been submitted. The consultation process will restart once this documentation has been submitted.</p>			

Signed



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PH350 PLANNING APPLICATIONS continued

LW/17/0786	35 Telscombe Road	Planning Application - Demolition of existing bungalow and erection of one bungalow, two semi-detached chalet bungalows and four semi-detached houses for Babbayan & Dwyer-Smith Investments Ltd	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.

If parking at the front of property required, recommend that the grass verge located between the two crossovers is removed and replaced by tarmac as adopted at other recent similar developments.

An asbestos survey should be carried out prior to demolition.

With large sites a vehicle wheel wash system to be used to stop contamination of the public highway especially as the development opposite this site, at land to the rear of 32 Telscombe Road, has been approved.

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. D Brindley proposed

Cllr. D Neave seconded

Majority Agreed

Cllr. J Farmiloe against

Cllr. R Farmiloe against

LW/17/0794	18 Dorothy Avenue	Planning Application - Conversion of existing garage to create one bedroom ground floor flat for Nick Marshall Properties Ltd	West
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No Objection, Peacehaven Town Council support this application with the proviso a parking space is allocated to the occupants of the new flat and the wheelie bins, currently located in front of the garages, are assigned a suitable alternative space.

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.

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. D Brindley proposed

Cllr. R Farmiloe seconded

Agreed

Signed



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PH350 PLANNING APPLICATIONS continued

LW/17/0800	Church Hall The Church Of Immaculate Conception 34 Horsham Avenue	Planning Application - Single storey side extension to the church hall and link corridor to church, enlargement of existing window to form fire escape and installation of external metal fire escape stair for Chair, The Church of Immaculate Conception	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 to avoid 'rush hour' on the A259 and ease congestion

Cllr. J Harris proposed
Cllr. D Brindley seconded

Agreed

LW/17/0811	24 Cornwall Avenue	Planning Application - Demolition of existing garage, erection of front and side extensions and conversion of roof including hip to gable extensions and creation of side dormers for Mr & Mrs Hemchandra	East
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Refusal Recommended due to:-

- Unbalanced structure and out of keeping with other bungalows in street
- Top heavy
- Dormers too large, overlooking neighbouring properties to the north
- Not in keeping with street scene
- Unneighbourly

Cllr. R Farmiloe proposed
Cllr. J Harris seconded

Agreed

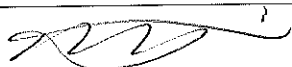
LW/17/0819	67 The Lookout	Planning Application - Demolition of single storey side extension and erection of replacement two storey side extension including first floor rear balcony (revision to LW/17/0177) for Mrs H Salisbury	North
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No Objection with the proviso the property remains as one dwelling.

Cllr. D Brindley proposed
Cllr. R Farmiloe seconded

Agreed

Signed



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Noted

PH352 PLANNING DECISIONS

LW/17/0361	Refusal Recommended	Planning Permission	C
LW/17/0494	Refusal Recommended	Planning Permission	C
LW/17/0529	Refusal Recommended	Planning Permission	C
LW/17/0604	No Objection	Planning Permission	D
LW/17/0712	No Objection	Planning Permission	D
LW/17/0748	PTC Not Consulted	Certificate of Lawful Use or Development	D
LW/17/0361	9 Victoria Avenue	Planning Application - Demolition of detached bungalow and erection of two three bedroom semi-detached chalet bungalows for Mr G Merchant	East

Refusal Recommended due to concerns raised by neighbouring property and the impact on its foundations if this development goes ahead, the resident of this property has received correspondence to this effect. The neighbouring property is of historical interest being an original Peacehaven bungalow.

Cllr. R Coles proposed
Cllr. A Harrison seconded

Majority Agreed

Cllr. R Robertson against
Cllr. A Loraine abstained

LW/17/0494	3 Bramber Avenue	Planning Application - Change of use from nursing home to House in Multiple Occupancy to include 14 letting suites and manager's accommodation for BNM Parkstone LLP Deadline for comments extended to 19/07/17	East
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Refusal Recommended due to:-

- This is a **quiet residential area**, occupied mainly by retired residents, an **HMO is not appropriate in this location**
- Inadequate local infrastructure - including A259, surgeries, school
- Effect on local character - surrounding area included
- Absence of adequate car parking facilities - provision for pedestrians, wheelchairs and prams
- Increase of traffic, congestion and air pollution
- Exacerbate existing parking problems

Cllr. A Harrison proposed
Cllr. R Coles seconded

Majority Agreed

Cllr. A Loraine abstained

Comments:

9 x Letters of objection 1 x Sussex Police no objection as their previous concerns have been addressed

Signed



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PH352 PLANNING DECISIONS continued

LW/17/0529	1 Capel Avenue	Planning Application - Demolish existing bungalow and replace with two 3-bedroomed detached dwellings with off road parking and associated hard/soft landscaping for Mr & Mrs N Paterson	East
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Refusal Recommended due to:-

- Out of keeping with street scene - impairment of street scene (**properties in Capel Avenue are bungalows**), 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
- Poor design– does not fit in with local surroundings
- Inadequate local infrastructure - including A259, surgeries, school
- Effect on local character - surrounding area included
- Increase of traffic, congestion and air pollution
- Exacerbate existing parking problems
- Parking & highway safety – this road being a dead end
- Absence of adequate car parking facilities - provision for pedestrians, wheelchairs and prams

Cllr. A Harrison proposed

Cllr. R Coles seconded

Majority Agreed with the casting vote of the Chair

Cllr. R Robertson against

Cllr. J Harris against

Cllr. A Loraine abstained

LW/17/0604	25 Arundel Road	Planning Application - First floor side and rear extensions for Mr & Mrs Johnson	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 to avoid 'rush hour' on the A259 and ease congestion

Cllr. A Harrison proposed

Cllr. J Harris seconded

Agreed

LW/17/0712	Flat 20 Homecoast House Cavell Avenue	Planning Application - Proposed windows replacement in white UPVC for Mrs B Tidey	West
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No Objection

Cllr. R Farmiloe proposed

Cllr. A Harrison seconded

Agreed

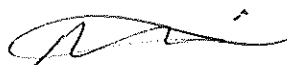
LW/17/0748	19 Mount Caburn Crescent	Single storey rear extension and conversion of part of the existing garage to accommodate wheelchair user	North
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PTC not consulted**Noted****NEXT MEETING****PH353 TO CONFIRM DATE OF NEXT MEETING – Tuesday 14th November 2017 at 7:30pm**

Noted

THE MEETING ENDED AT 8:45pm

Signed



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