

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE  
HELD ON TUESDAY 16<sup>th</sup> JUNE 2015 AT 7:30PM  
IN COMMUNITY HOUSE, ANZAC ROOM**

**Committee Members**

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

**Present**

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

**In Attendance**

Mrs. Sally Landers - Administration Officer

<b>PH012 PUBLIC QUESTION TIME</b>
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**Peter Seed – West Ward**

Does Peacehaven Town Council support or oppose the Lewes District Council proposal to dispose of public assets with regards to housing development plans?

*Cllr. D Neave noted that PTC do not own the assets in question, these being the car parks sited on the A259 and that they come under the remit of LDC*

*Cllr J Harris stated PTC are opposed to the LDC plan*

**Laurence O'Connor – Labour Party (Meridian Branch)**

Lewes District Council planners have arranged a consultation event for tomorrow to look at proposals to build on sites owned by that council at:-

- Ashington Gardens
- Cliff Park Close
- Piddinghoe Avenue – Car Park
- Roderick Avenue – Car Park
- Steyning Avenue – Car Park
- Valley Road
- Wendale Drive/Telscombe Road

I would like to ask why Peacehaven Town Council had not advertised this event until it was placed on the blog on the 8<sup>th</sup> June after it was drawn to Council Officers attention. This is not just a question for Council Officers it is also a question for individual Councillors who must have been aware of this proposal for some time. Indeed some you are also LDC Councillors who should have known that this was in the offing. Why has this not been openly discussed within the community to find out the views of residents?

Before this supposed “consultation” tomorrow I’d also like to ask if this council has been pressing Lewes and East Sussex about issues such as:-

- Road capacity – we know the A259 is unable to cope with additional traffic arising from more housing so why is this proposal coming forward now without adequate planning beforehand to provide better infrastructure
- Why is a survey of road capacity not being done NOW before any consideration of development is undertaken

## PH012 PUBLIC QUESTION TIME continued

- Car Parks are needed to maintain and improve bus usage. They provide a useful means for people to park and ride. We simply cannot afford to lose them.

Having said that, I am not opposed to housing developments. We need more affordable and council housing. But as Nigel Payne the planning inspector who looked at the Local District plan in February this year said there must be “reasonable prospects”, of the necessary public transport and other improvements proving deliverable before development can take place.

So what are this Council and its Councillors doing to ensure that steps to improve road capacity are being taken, what lobbying of Lewes and East Sussex have they been under-taking ?

This Councils silence on this whole issue has been deafening. Please can you say why you have failed so dismally so far?

*Cllr. J Harris re-iterated PTC are opposed to the LDC plan due to insufficient infrastructure in place such as schools, doctors and in particular the A259 which is already congested over and above acceptable limits*

### **Dorothy Cooper – West Ward**

The resident requested a traffic calming island on Sutton Avenue, between the junctions of Rowe Avenue and Cavell Avenue to enable residents to be able to cross the road in safety. Also, vehicles are parking inconsiderately blocking access to pavements.

The resident has raised the issue with ESCC Highways however funding for this is not available as it did not meet the benchmark score in an assessment of priority to enable action to be taken.

### **Janet Davis**

The resident re-iterated the above, highlighting the parking issues on Sutton Avenue making it very difficult to cross the road safely.

*Cllr. J Harris noted that this request had been investigated in the past however due to Sutton Avenue being a bus route and the designated access route for Southern Water it had not progressed further*

**Action: Include on SLR agenda for 25/06/15 for investigation and a site visit with ESCC Highways**

### **Raymond Tann – Telscombe Cliffs**

With regards to the LDC housing development plan, the resident noted that the Bolney Avenue development consisting of shops and flats was approved with the proviso occupants had access to the car parks on the A259 to resolve parking issues.

## PH013 TO CONSIDER APOLOGIES FOR ABSENCE

None

**PH014 TO NOTE THE NON CONFIDENTIAL MINUTES OF THE MEETING ON 26<sup>th</sup> MAY 2015**

**Matters Arising:-**

Cllr. D Neave requested a correction to page 1 and his response to the question raised by Mae Pond (North Ward) to reflect Telscombe Cliffs Council had not '*previously*' agreed to a joint plan

**Action: Correct minutes for 26/05/15 and approve and sign content at the P&H's meeting on 14/07/15**

**PH015 CHAIR ANNOUNCEMENTS**

- 1 At the previous Planning & Highways meeting an issue was raised with regards to the information forwarded to Committee members in preparation for this meeting.

All documents and drawings are published on the LDC website and links were forwarded via email along with the agenda for this meeting.

A hard copy of all documents is available at the Council office.

The Council is endeavouring to reduce paper usage by electronic means, also we are aware there is a copyright issue.

- 2 Following an incident at the cliff top at Lincoln Avenue on Sunday 14<sup>th</sup> June, please be aware that the cliff top fence has been damaged.

**Matters Arising:-**

Cllr. D Neave informed Committee Members that a parking issue had been raised with regards to construction staff at the Bovis Homes development on Arundel Road. This was to inform Members that he had met with the site manager and in the future construction staff would park at the Piddinghoe Avenue car park on the A259 and would be shuttled to and from the site.

Cllr. J Harrison-Hicks stated she had been in contact with LDC concerning lorry parking at this development. The requirement for the site to provide separate parking for these vehicles will now be enforced by LDC.

**PH016 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.

**PH017 PLANNING APPLICATIONS**

<b>LW/15/0235</b>	<b>Riviera House South Coast Rd</b>	Planning Application - Creation of a highway access for Mr M Hammond	<b>East</b>
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**No Objection**

**Proposed Cllr. J Harrison-Hicks**

**Seconded Cllr. D Brindley**

**Agreed**

**PH017 PLANNING APPLICATIONS continued**

<b>LW/15/0289</b>	<b>2 The Cedars</b>	Planning Application - Conversion of garage into two bedrooms, conversion of attic into bedroom and ensuite, single storey side extension and erection of twin garage for Lewes Builders Ltd	<b>North</b>
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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.

**Proposed Cllr. R Farmiloe**

**Seconded Cllr. J Farmiloe**

**Majority Agreed**

**2 x Refusal Recommended Cllr. A Harrison & Cllr. J Harrison-Hicks**

<b>LW/15/0363</b>	<b>Dayton House Bolney Avenue</b>	Planning Application - Two storey rear extension for Designs In Aluminium	<b>East</b>
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**Refusal Recommended** due to over development, un-neighbourly, too close to residential properties causing loss of light

**Proposed Cllr. A Harrison**

**Seconded Cllr. R Farmiloe**

**Majority Agreed**

**1 x No Objection Cllr. D Brindley**

**Comments:-**

**1 x Objection Letter**

<b>LW/15/0432</b>	<b>94 Phyllis Avenue</b>	Planning Application - Demolition of detached bungalow and construction of a pair of semi-detached four bedroom dwelling houses for Mr & Mrs Banfield	<b>West</b>
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**No Objection** with the proviso **2** off road parking spaces is provided for each property.

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. 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. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions.

**Proposed Cllr. L Hallett**

**Seconded Cllr. D Neave**

**Majority Agreed**

**2 x Refusal Recommended Cllr. A Harrison & Cllr. J Harrison-Hicks**

**Comments:-**

**1 x Letter (no objection if off-street parking provided)**

**1 x Environmental Health**

**PH017 PLANNING APPLICATIONS continued**

<b>LW/15/0448</b>	<b>Greenwich House Meridian Centre Greenwich Way</b>	Consultation by <b>ESCC</b> - Erection of canopy and 1.8 metre high close boarded fencing to east elevation for Planning Policy Development Management Team (ESCC Ref: LW/3273/CC)	<b>West</b>
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**ESCC Application**

**No Objection**

**Proposed Cllr. L Hallett  
Seconded Cllr. J Harrison-Hicks**

**Agreed**

<b>LW/15/0473</b>	<b>Nought Capel Avenue</b>	Planning Application - Insertion of front & rear dormer windows to east & west elevations and fixed window to south elevation gable end wall for Mr S Brickell	<b>East</b>
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**No Objection** with the proviso fixed, obscured windows installed if overlooking neighbouring properties.

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.

**Proposed Cllr. D Brindley  
Seconded Cllr. J Harrison-Hicks**

**Agreed**

**PH018 PLANNING DECISIONS**

<b>PLANNING APPLICATION</b>	<b>PTC RECOMMENDATION</b>	<b>LDC DECISION</b>	<b>DELEGATED OR COMMITTEE DECISION</b>
<b>LW/15/0271</b>	<b>No Objection</b>	<b>Refusal</b>	<b>D</b>
<b>LW/15/0271</b>	<b>1 Stanley Road Peacehaven</b>	Planning Application - Erection of a three bedroom house with integral garage for Adrian Jones Ltd	<b>North</b>

**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.

The well-established trees currently at the front of the plot should remain in situ.

**Other Comments:-**

**2 x Environmental Health  
1 x No Objection**

**Noted**

**PH019 TO CONFIRM DATE OF NEXT MEETING – 14<sup>th</sup> JULY 2015 AT 7:30pm**

**Agreed**

**THE MEETING ENDED AT 8:40pm**

**SIGNED:**

**DATED:**