

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 26th September 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	Ann Harrison
Reg Farmiloe	Melvyn Simmons (Chair)

In Attendance Sally Landers - Administration Officer

GENERAL BUSINESS

PH334 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.

Lewes District Council Planning Committee 20th September 2017

The planning application to convert 3 Bramber Avenue to an HMO has been granted permission at Lewes District Council, this Committee had recommend refusal. Approval has been agreed subject to the following conditions:-

- It is subject to a management plan which must be agreed before residents move in
- A manager must live on site
- The number of residents shall not exceed the approved number of fourteen

This application was due to be heard at Lewes District Council on 30th August however it was deferred to 20th September to ensure that comprehensive notification of the Committee is given to interested residents prior to consideration of the application.

There were other Peacehaven applications on the agenda these were 9 Victoria Avenue and 1 Capel Avenue, both were approved however this Committee had recommended refusal.

Signed



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Date 17/10/17.

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Highways

The corner of Cornwall Avenue and South Coast Road has been flooding during wet weather. This has been reported on several occasions to the Highways Agency under reference 00157718. Peacehaven Town Council Officers are working closely with the residents and East Sussex County Council to rectify this.

Tree Work Notice TW/17/0071/TPO

The application at 2 Woodlands Close on two sycamore trees has been approved following an amendment agreed between Lewes District Council and the resident.

Footpath Modification Order

We have been notified that ESCC have received an application to include 'Footpath 8' at Cissbury Avenue on the definitive map, it is requested that any Councillor who wishes to support this application please contact ESCC at St. Anne's Crescent, Lewes.

Debate:-

Members agreed a letter should be sent to ESCC in support of the Footpath Modification Order

Action: Chair of P&H's to write to ESCC in support of Footpath Modification Order 'Footpath 8'

PH335 PUBLIC QUESTIONS

Alan Sargent – West Ward (Chair of Residents Association)

The resident read the following:-

PH330 Written Response to Public Questions – page 6/35

The paragraph 'in response to your query' which states that Councillors are volunteers to the Council is totally incorrect and misleading to the public. Councillors are not classified as volunteers but elected Members having been through a selection process and subsequently successfully elected and legally appointed. The system is no different to that of electing a Member of Parliament. The misinterpretation by the public could be that Councillors are the Town Manager's volunteers.

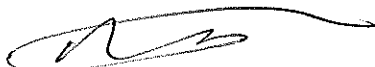
In any case the legislation changed where other persons such as Officers can sign cheques providing they are properly appointed by Council.

Agenda Item 8 – Peacehaven Focus Group/Claremont Meeting, page 12/35 (note the paragraph numbers are incorrect)

The information generated by the Focus Group is very useful and Members should take note.

It should be noted that both Peter Seed and myself attended the meeting on behalf of the Residents Association and presented a report to that Committee last Thursday. As there is no report from this Committee other than information provided by the Focus Group, the Planning Committee are welcome to use the Residents Association report (*a copy of the report was presented to the Committee*)

Signed



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Date 17/10/17.

Agenda Item 8 – Public Footpath Diversion Order, page 13/35

I refer to the letter from ESCC dated 22nd August 2017 addressed to Kevin Kingston. I am aware that ESCC regard Peacehaven as a back water but Kevin has been gone some three years. It is of extreme concern that ESCC do not know who our current Town Manager is and suggest you get our two newly elected County Councillors to rattle a few cages at County Hall.

Cllr. M Simmons thanked the resident for his report on the meeting with Claremont Planning and agreed ESCC should be contacted and provided with the correct contact information

Action: Cllr. M Simmons to contact ESCC with the correct contact details for Peacehaven Town Council

Action: Include the Claremont Planning report submitted to the Residents Association as an item to note at the next P&H meeting

PH336 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. L Hallett – accepted (illness)

Cllr. J Harrison-Hicks – noted (prior commitment)

Cllr. A Harrison noted that Cllrs. who are going to be absent should arrange for a substitute, Cllr. D Neave is the designated sub for this Committee and could have been asked to attend.

PH337 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

PH338 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 29th August 2017

Cllr. A Harrison proposed

Cllr. J Harris seconded

Approved

Debate:-

None

Signed



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Date

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REPORTS**PH339 PLANNING APPLICATIONS**

LW/17/0664	99A Roderick Avenue	Planning Application - Erection of shed in rear garden for Mr S Purvis	West
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Deferred pending further information:-

- Why is planning permission required to erect a shed in the garden?
- What are the dimensions of the shed, is this why planning permission is required?
- Is there another purpose other than being a shed if permission is required?

Cllr. D Brindley proposed

Cllr. R Farmiloe seconded

Agreed

Action: Contact LDC for further information

LW/17/0665	5A Stanley Road	Planning Application - Erection of two storey extension for Mr D Rickard	North
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No Objection with the proviso 5A Stanley Road, including proposed extension, remains a single dwelling.

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. An asbestos survey should be carried out prior to commencement of works.

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

Majority Agreed

Cllr. A Harrison against

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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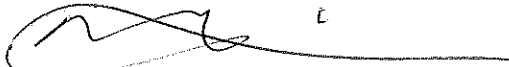
No Objection

Cllr. R Farmiloe proposed

Cllr. A Harrison seconded

Agreed

Signed



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Public Questions at Planning & Highways 29th August 2017

Question 1

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

The Town Manager responded to the resident via email:-

There is no impropriety or conflict in the site (Piddinghoe Avenue car park) being included in the SHLAA whilst at the same time being registered as an asset of community value. This is entirely permissible. The SHLAA deals with a planning assessment of the land in terms of its development potential.

Quite separately, registration as an asset of community value is concerned with potential disposal of land ownership. Registration means that in the event of the District Council wishing to sell the land the registering group will, as you correctly state in your draft below, be given time to come up with a bid for the site. Any purchase by the group would not change the status of the site in the SHLAA. As a matter of planning assessment it would remain listed as "suitable, available and achievable". Whether the new owners would make it available for development is an entirely different matter of course.

Question 2

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?

The Town Manager responded to the resident via email:-

2.12 Of the 2017 SHLAA reports the key conclusions of the Inspector's Initial Findings letter to the Joint Core Strategy, which was pre the Lower Hoddern Farm allocation being made. As such, this references the direction made to Lewes District Council to make the Lower Hoddern Farm allocation through the main modifications to the Joint Core Strategy. Therefore, this relates to the existing allocation, and does not direct or propose additional allocations at the site.

Noted

PH341 INFORMATION TO NOTE

Noted

Signed



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PH342 PLANNING DECISIONS

LW/17/0403	No Objection	Refused (<i>Officer Report appendix 1</i>)	D
LW/17/0485	No Objection	Planning Permission	D
LW/17/0567	Refusal Recommended	Refused	D
LW/17/0611	No Objection	Planning Permission	D
LW/17/0635	No Objection	Planning Permission	D
LW/17/0648	No Objection	Planning Permission	D
LW/17/0680	PTC Not Consulted	Certificate of Lawful Use or Development	D
LW/17/0403	101 Dorothy Avenue	Planning Application - Conversion of garage to provide new ground floor wheelchair facilities (to include a bedroom and bathroom as well as a new ramp access to the front door) for Ms S Vernon	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. A Harrison proposed
Cllr. R Coles seconded

Majority Agreed

Cllr. A Loraine abstained

LW/17/0485	10 Chene Road	Planning Application - Erection of replacement dwelling, including formation of roof terrace to west elevation (amendment to planning approval LW/16/1007) for Sussex Air Conditioning	East
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No Objection

Cllr. R Robertson proposed
Cllr. R Coles seconded

Majority Agreed

Cllr. A Loraine abstained
Cllr. A Harrison abstained

Comments:

1 x No objection letter

Signed



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Date

17/10/17

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PH342 PLANNING DECISIONS continued

LW/17/0567	Workshop 18 Valley Road	Planning Application - Section 73A retrospective application for the siting of a touring caravan for seasonal occupation (April -October) for Mr D Diamond	North
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Refusal Recommended due to:-

- This site has been granted permission for car repairs with conditions applying to hours of use which it would appear have not been adhered to and despite complaints from residents to Lewes District Council, has not been enforced
- This is not an appropriate site for a residential/holiday caravan and the need to have it sited in this location is questionable
- The planning application states 'seasonal occupation' however if permission is granted how will this be enforced by Lewes District Council if previous planning restrictions have not been adhered to
- Back garden development
- Out of keeping with area and does not fit in with local surroundings
- Effect on local rural character

Cllr. D Brindley proposed

Cllr. R Farmiloe seconded

Agreed

Comments

2 x Letters of objection

1 x Ashdown Planning Consultants (siting errors on application and land registry records identifying another party)

LW/17/0611	57 Rowe Avenue	Planning Application - Enlarged front proposed porch for Mrs J Carnegie	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. **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. J Farmiloe seconded

Agreed

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
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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 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

Signed



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Date 17/10/17

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PH342 PLANNING DECISIONS continued

LW/17/0648	5 Morestead	Planning Application - Erection of single storey rear and side extensions, revised fenestration to existing for Ms P Coney	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 to avoid 'rush hour' on the A259 and ease congestion

Cllr. R Farmiloe proposed

Cllr. J Farmiloe seconded

Agreed

LW/17/0680	99 Hoddern Avenue	Extension of existing roof to form a side gable with new dormer to rear	West
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PTC not consulted

Noted

NEXT MEETING

PH343 TO CONFIRM DATE OF NEXT MEETING – Tuesday 17th October 2017 at 7:30pm

Noted

THE MEETING ENDED AT 8:15pm

Signed



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Date 17/10/17.

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