



# PEACEHAVEN TOWN COUNCIL

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## Councillors on this Committee:-

Councillor Lynda Duhigg, Councillor Brian Gosling, Councillor Reg Farmiloe, Councillor Jean Farmiloe, Councillor Daryl Brindley, Cllr Melvyn Simmons

Dear Committee Member,

You are summoned to a meeting of the **PLANNING AND HIGHWAYS COMMITTEE** to be held in the **ANZAC ROOM**, Community House, Meridian Centre, Peacehaven on **Tuesday 22<sup>nd</sup> May 2018** at **7:30pm**

Claire Lacey  
Town Manager

## AGENDA

### GENERAL BUSINESS

1. CHAIR ANNOUNCEMENTS (from the Chair of Peacehaven Town Council)
2. CHAIR OF THE COUNCIL TO TAKE NOMINATIONS FOR CHAIR OF THE COMMITTEE
3. ELECT CHAIR OF THE PLANNING AND HIGHWAYS COMMITTEE FROM MAY 2018 – MAY 2019
4. PUBLIC QUESTION TIME

There will be a 15 minute period when members of the public may ask questions on any relevant PLANNING MATTER. It would be preferable if the question is submitted in writing by 12 noon on the day of the meeting. Each speaker is restricted to 3 minutes

5. TO CONSIDER APOLOGIES FOR ABSENCE AND SUBSTITUTIONS
6. TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Any information 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.

7. TO APPROVE AND SIGN THE NON CONFIDENTIAL MINUTES OF 1<sup>ST</sup> MAY 2018 – enclosed page 3 – 8

#### **REPORTS**

8. PLANNING APPLICATIONS – LW/18/0017 page 9
9. ROAD NAMES – LHF Report page 10 - 11
10. INFORMATION TO NOTE – page 12
11. PLANNING DECISIONS – page 13-25
12. NEXT MEETING DATE

## **AGENDA ITEM 8**

**Peacehaven**  
LW/18/0017

**Case Officer:**  
Rachel Richardson

**Peacehaven**  
LW/18/0266

**Case Officer:**  
Mr Piotr Kulik

**Peacehaven**  
LW/18/0340

**Case Officer:**  
Mr Steve Howe

**Peacehaven**  
LW/18/0366

**Case Officer:**  
Mr Steve Howe

**Peacehaven**  
LW/18/0338

**Case Officer:**  
Mr Christopher Wright

**24 Blakeney Avenue Peacehaven East Sussex BN10 8UY**  
Certificate of Lawful Use/Dev (Existing) - Continued use as a residential dwelling for Mr M Cash

**33 The Highway**  
Planning Application - Creation of an outside swimming pool, small rear extension to extend the existing gymnasium and to incorporate the plantroom for the pool, raise the ridge of the play room and part clad the front and rear elevations for Mr J Greene

**67 The Lookout**  
Planning Application - Erection of first floor rear balcony for Mrs H Salisbury

**81 - 85 South Coast Road**  
Planning Application - Demolition of 81-83 South Coast Road and construction of 3 storey mixed-use development with ground floor retail unit (A1) and 10 flats (C3), refurbishment of 85 South Coast Road (A1) and construction of 1st floor offices (B1a), new hard and soft landscaping throughout the site together with off-street car parking, cycle parking and refuse/recycling storage for South Coast Home Improvements

**25 Glynn Road**  
Planning Application - Proposed erection of pair of semi-detached dwellings for Sensor Property Management Ltd

## **Agenda Item 9**

The Street Naming and Numbering Officer at Lewes District Council has made contact with Peacehaven Town Council regarding the first phase of the development being built at Lower Hoddern Farm.

Barratt David Wilson Homes Developers have applied for 'addressing' for approximately five new roads on the development. The roads will be constructed as part of the first phase, with five apartment blocks.

As part of the consultation, Barratt David Wilson Homes wish to take advice from the Planning Committee regarding naming of the roads.

PTC Terms of Reference state that the Planning and Highways Advisory Committee hold responsibility for -

- The making of representations to the Local Planning Authority on applications for planning permission which have been notified in accordance with the Local Government Act 1972, Section 20, Schedule 16, and other relevant legislation;
- The making of representations in respect of appeals against the refusal of planning permissions;
- The making of recommendations regarding street names;

The names suggested must have a brief reason behind the name ie if it is for historic reasons or if it follows the themed idea such as local plants, trees, flowers etc

Once the names have been decided they are submitted and listed in order of preference to LDC and then to Barratts. The names are suggestions only and as long as they comply The British Standard and the developers agree, the names can be approved. If neither parties can reach an agreement then LDC decide which names to use. They consult the parish/town councils out of consideration not necessity.

Council are therefore recommended to submit 5 potential road names to the District Council, (with brief explanation included) as the Resolution of this Committee

### **List of Proposed Names for Barratt David Wilson Homes Development at Chalkers Rise, Lower Hoddern Farm, Peacehaven BN10 8DD – Phase 1 - 3 Road Names and 5 Block Names**

**Teynham** – Lord Teynham – Director of Peacehave Estates Ltd in 1927

**Halcombe** – after Halcombe Farm House built in the 17<sup>th</sup> Century

**Fields** - The popular singer and comedienne Gracie Fields bought a home in Peacehaven overlooking the sea, then established the Gracie Fields Home and Orphanage

**Gracie** – See Gracie Fields

**Hyde** - The manor of Telscombe is recorded as early as the 10th century, when it was given by King Edgar to the Minister of Hyde

**Harman** – In 1900 James Andrew Harman became Lord of the Manor

**Cromwell** – Thomas Cromwell became Lord of the Manor of Telscombe.

**Elizabeth** – After Thomas Cromwell's fall from favour, the village reverted to the Crown and remained in the hands of Queen Elizabeth 1 under the end of her reign.

**Shelley** – Members of the Shelley family lived in Telscombe Manor between 1700 & 1900.

**Ambrose** – Ambrose Gorham became Lord of the Manor in about 1900. After his horse Shannon Lass won the Grand National in 1902, he modernised the village and brought in water and power.

Any other street name, with a Peacehaven reference – and reason for selecting the name

**Council propose the following Road names for the Lower Hoddern Farm Development**

- 1.
- 2.
- 3.
- 4.
- 5.

## **AGENDA ITEM 10**

### Information to Note

1. Could all Councillors please forward agenda items for the Peacehaven & Telscombe SLR meeting on 15 June 2018 to the Town Manager
2. Churchill Update – Shaun Harman the Churchill Site Manager has informed Council of the following “The 31 unit development at Peacehaven is progressing well but we are still experiencing inclement weather conditions which does have an effect on our programme. We are continuing to work alongside the local Town Council to maintain any disruptions to the local residents and surgery are kept to a minimum, I recently attended a meeting arranged by Claire Lacey of Peacehaven Town Council to discuss areas of parking and teenagers in the areas around the building site after site working hours. I also attended a primary school in Peacehaven and did a safety talk in the assembly. Build progress is going well and we have now finished the brickwork superstructure, The roof trusses to the building are nearly complete and we have roof tiled half the building. The other half of the building is now in progress and roof coverings have started. We have started scaffold adaption’s to the external elevation to enable us to do the cladding and render areas. Internally we have floor screeded on the ground floor and 1<sup>st</sup> floor and the 1<sup>st</sup> fix plumbing and electrics and flat partitions are almost complete. The development is programmed to be completed August/September this year and the sales office is programmed to be open sometime in June. As we are sure you appreciate deliveries will become busier as the build progresses and me and my team will continue to control these deliveries to maintain the safety and good working relationship we have with the surgery and residents.”

## **AGENDA ITEM 11**

### **Appendices A, B and C2 on pages 13-25**

Planning Decisions received from Lewes District Council

Notice of Planning Permission LW/18/0239 41 Dorothy Avenue

Notice of Planning Permission LW/18/0304 43 Stanley Road

Notice of Tree Removal TW/18/0030/TPO 3 Tor Road

## **NEXT MEETING DATE**

12<sup>th</sup> June 1930hrs

**MINUTES OF THE MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE  
HELD ON TUESDAY 1<sup>ST</sup> MAY 2018 AT 7:30PM  
IN COMMUNITY HOUSE, ANZAC ROOM**

**Committee Members :**

Councillor Daryl Brindley (Vice Chair)  
Councillor Reg Farmiloe (Sub) Councillor Lynda Duhigg  
Councillor Jean Farmiloe  
Councillor Ann Harrison  
Councillor Jackie Harrison-Hicks  
Councillor Melvyn Simmons (Chair)  
Councillor Dave Neave (Sub)

**Present :**

Councillor Lynda Duhigg  
Councillor Ann Harrison  
Councillor Melvyn Simmons

**In Attendance :**

Sally Landers / Admin Officer

**GENERAL BUSINESS**

**PH423 CHAIR ANNOUNCEMENTS**

Good evening residents. Thank you for coming to the Planning and Highways meeting this evening, Tuesday May 1<sup>st</sup> 2018. Firstly may I remind you of the health and safety announcement. We are not expecting any evacuations, although if we do, the alarms will sound and you will be required to leave the building by the closest available route. We will meet on the grass area in the South Service Car Park. Please will all of you switch your phones onto silent and refrain from using them and only use tablets for the purpose of accessing the agenda for this meeting. We need to inform you that this meeting is being recorded and a copy of the legislation is available on request.

Thank you to all residents who attended the Lewes District Council Planning meeting on 23<sup>rd</sup> April to discuss Lower Hoddern Farm. (Councillor Simmons apologised for not attending the meeting on 23<sup>rd</sup> April due to childcare arrangements).

We are happy to take questions on this this evening, although you will be aware Peacehaven objected against this. Lewes District Council remain the planning authority and thus make the decision. There is an agenda item this evening specifically to discuss how we as a Town move forwards.

Many emails and letters have been received by the Council in relation to the planning decision of Lewes District Council. We appreciate the support given to this Council from those residents and we endeavour to do our best for you in following this up.

The Focus Group have reported their response from ESCC Highways regarding the 7.5 tonne weight restrictions on the A259 leading up from Newhaven. These signs were due to have been replaced

late last year, although no evidence of this was provided. Mr Gatti of Peacehaven Focus Group sent an email earlier today, which states

“ this was brought up at a previous Planning and Highways meeting, and said I would advise of any progress. It transpires that ESCC thought that the signs had been replaced as per the agreement with the contractors. They weren't! They have now instructed the contractors to install the signs as per the agreement ASAP. When complete there will be four signs on the Newhaven Ring Road advising drivers of the weight restriction at Peacehaven. This means that there can be no excuse for unauthorised drivers of HGV's to use the A259. And hopefully enable the Police to enforce the regulation more robustly.” Thank you Mr Gatti.

Quick updates –

The Summer Fair this year is almost booked out. If you wish to exhibit please contact Matt or Debbie in the office.

The Neighbourhood Plan is going well. The next meeting for this will be on Weds 2<sup>nd</sup> May at 6:30pm in Peacehaven. Peacehaven Secondary School will be conducting their own consultation over coming weeks, with the Youth Mayor and Deputy running sessions at the school. A full report will come to this next meeting.

The next SLR meeting of East Sussex County Council will be held this Friday. Officers and Councillors will be discussing a variety of Highways issues with the Inspectors and County Councillors. We hope to have good news on pothole repair, kerb stones and A259 resurfacing shortly.

And finally, we are in receipt of tree work notice TW/18/0035/TPO for 26 Glynn Road to remove a sycamore tree and replant with a suitable species. Any comments should be forwarded to Lewes District Council.

## **PH 424 PUBLIC QUESTIONS**

### **Sue Griffiths, North Ward**

I was pleased to see the item 6 Planning Appeal on this evenings agenda but I am dismayed that the only decision being asked for in this report relates to an appeal to the Secretary of State. As someone involved in the successful appeal against the development in Valley Road, Peacehaven, I would advise the following procedure which is to make a written appeal which would be decided by the Planning Inspectorate and would cost the Council nothing. It is only after a Planning Inspectors report that it would be appropriate to go to the Secretary of State. As can be seen in 2.5 of the report the advice of the solicitor is that an appeal against Lower Hoddern Farm decision can be brought by Peacehaven Town Council on behalf of residents. My question is, will Councillors support local residents by proposing a written appeal to be decided by the Planning Inspectorate.

### **Alan Sargent – West Ward (Chair of Residents Association)**

I refer to the meeting dated 10<sup>th</sup> April 2018 Page 2, PH416 Rowe Avenue. The action was that Councillor Dave Neave was having a meeting with Churchill Development on the 12<sup>th</sup> April regarding parking. Has he issued a report? However the final parking solution is not Churchills but ESCC Highways and LDC. The conversion of 272 South Coast Road to 8 apartments is complete but there is no dedicated parking, only in Rowe



Avenue. The problem is that the development was raised with Councillor Enever by letter on the 21<sup>st</sup> July and 17<sup>th</sup> August 2017. Councillor Enever replied on the 7<sup>th</sup> August 2017 where he said the matter would be raised at the next SLR meeting.

*Councillor Ann Harrison stated that as the previous SLR was cancelled, she would bring it up again at the next meeting.*

Churchill are now making good progress and if no action is taken by this committee it will be too late to improve the parking arrangement for 272 South Coast Road, Rowe Avenue and Rowe Avenue Surgery. Churchill have paid a large CIL contribution and part of that is designated for Highway Improvements.

Agenda Item 6 – The following items have not been taken into consideration. Letter for Southern Water to LDC dated 5<sup>th</sup> May 2017 about not building too close to the proximity of the sewerage plant, due to odour and nuisance.  
Also lack of water pressure and a decent letter about the need to increase the water storage.

#### **PH425 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

Councillor Daryl Brindley – accepted (Family Commitments)  
Councillor Reg Farmiloe – accepted (Illness) – Substitute Councillor Lynda Duhigg  
Councillor Jean Farmiloe – accepted (Family Commitments)  
Councillor Jackie Harrison-Hicks – accepted (Holiday)

#### **PH426 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

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#### **PH427 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 10<sup>th</sup> APRIL 2018**

Councillor Ann Harrison Proposed  
Councillor Lynda Duhigg Seconded

Agreed

Debate: Councillors Ann Harrison and Lynda Duhigg to meet to arrange meeting with Town Manager

#### **PH428 PLANNING APPEAL**

The Planning and Highways Committee DEFER the decision to lodge a Planning Appeal with the Secretary of State for Planning reference LW/17/0226 decision (Lower Hoddern Farm)

Councillor Ann Harrison Proposed  
Councillor Lynda Duhigg Seconded

## DEFERRED

Debate:

Councillors requested an Extra Ordinary Council meeting to include the recommendation of the Planning Committee to write to the Planning Inspectorate to appeal the decision of Lewes District Council Planning Authority.

The Chair suspended Standing Orders to receive advice from the members of the public regarding holding an independent meeting and to encourage the Full Council to make a decision.

The Standing Orders were then reinstated.

It was felt that the Council did not wish to let the residents down, that an Extra Ordinary Council meeting should be held and publicised and that cost implications should be considered. It was felt wrong for the Planning Committee to make a decision of such importance with only 3 Members present. The Committee Members committed to ensure their residents views were heard.

### **PH429 PLANNING APPLICATIONS – (Recommendation list below)**

**LW/18/0071** – No Objection with the proviso 1, 2, 4, 5, 6

Councillor Ann Harrison Proposed  
Councillor Lynda Duhigg Seconded

**LW/18/0097** – No objection

Councillor Ann Harrison Proposed  
Councillor Lynda Duhigg Seconded

**LW/18/0121** – No objection with the proviso 1, 2, 3, 4, 5, 6

Councillor Lynda Duhigg Proposed  
Councillor Ann Harrison Seconded

**LW/18/0233** – No objection with the proviso 1, 2, 3, 4, 5, 6

Councillor Lynda Duhigg Proposed  
Councillor Ann Harrison Seconded

**LW/18/0239** – No objection with the proviso 1, 2, 3, 4, 5, 6

Councillor Ann Harrison Proposed  
Councillor Lynda Duhigg Seconded

**LW/18/0241** – No objection with the proviso 1, 2, 3, 4, 5, 6, 8

Councillor Ann Harrison Proposed  
Councillor Lynda Duhigg Seconded

**LW/18/0261** – No objection with the proviso 1, 2, 3, 4, 5, 6

Councillor Lynda Duhigg Proposed

Councillor Ann Harrison Seconded

**LW/18/0270** – No objection with the proviso 1, 2, 3, 4, 5, 6

Councillor Ann Harrison Proposed  
Councillor Lynda Duhigg Seconded

**LW/18/0283** – No objection with the proviso 1, 2, 3 – Construction vehicles not to cause disruption to flow of A259 traffic, or park on grass verge and pavement – 5, 6

Councillor Lynda Duhigg Proposed  
Councillor Ann Harrison Seconded

### **Recommendations**

1. Site hours limited to Mon-Fri 08:00 – 18:00 and Saturday 08:00 - 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
2. Sympathetic materials to be used
3. Require a waste minimisation plan
4. Vehicles belonging to construction staff should not block access for other residents and should not be parked on grass verges or junctions
5. Any damage to grass verges during construction must be repaired by the developer
6. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30
7. 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
8. An asbestos survey should be carried out prior to demolition
9. With large sites, a vehicle wheel wash system to be used to stop contamination of the public highway

### **PH430 INFORMATION TO NOTE**

Noted

### **PH431 PLANNING DECISIONS**

<b>LW/18/0157</b>	<b>No Objection</b>	<b>Planning Permission</b>	<b>D</b>
<b>LW/18/0186</b>	<b>No Objection</b>	<b>Planning Permission</b>	<b>D</b>
<b>LW/18/0224</b>	<b>No Objection</b>	<b>Planning Permission</b>	<b>D</b>
<b>LW/18/0157</b>	<b>No Objection</b>	<b>Proviso 1, 2, 3, 4, 5, 6, and avoid rush hour on A259 and ease congestion</b>	
<b>LW/18/0186</b>	<b>No Objection</b>	<b>Proviso 1, 2, 3, 4, 6 and avoid rush hour on A259 and ease congestion</b>	
<b>LW/18/0224</b>	<b>No Objection</b>	<b>Proviso not to intrude on neighbouring property however if it does, obscure glass should be fitted on the side of the conservatory to protect neighbours privacy. Include 4, 5, 6 and avoid rush hour on A259 and ease congestion</b>	

Noted

**PH432 DATE OF NEXT MEETING**

The next Planning and Highways meeting is on Tuesday 22<sup>nd</sup> May 2018 at 7:30pm

**Meeting ended at 20:55**