

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 10th April 2018 AT 7:30PM
IN COMMUNITY HOUSE, ANZAC ROOM**

Committee Members Councillors: Daryll Brindley (Vice Chair) Jackie Harrison-Hicks
Jean Farmiloe Dave Neave (sub)
Reg Farmiloe Melvyn Simmons (Chair)
Ann Harrison

Present Councillors: Daryll Brindley (Vice Chair) Ann Harrison
Lynda Duhigg (sub) Dave Neave (Chair)
Jean Farmiloe

In Attendance Sally Landers - Administration Officer

GENERAL BUSINESS

PH414 CHAIR ANNOUNCEMENTS

Cllr. D Neave informed Members that at the request of Cllr. M Simmons who is on annual leave, he was asked to Chair the meeting and requested agreement from the Councillors in attendance

Agreed

Good evening residents, thank you for coming to the Planning and Highways meeting this evening, Tuesday 10th April 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.

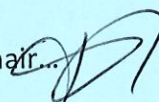
Please will all of you switch your phones onto silent and refrain from using them and only use tablets for the purpose of accessing the agenda for this meeting.

We need to inform you that this meeting is being recorded and a copy of the legislation is available on request.

We need to inform you that Cllr. Job Harris has resigned from this Committee due to personal commitments, therefore the position of Vice Chair is vacant and this will be addressed on the agenda this evening.

We are in receipt of tree work notice TW/18/0030/TPO for 3 Tor Road to remove a sycamore due to it causing damage to the owners and neighbouring property, any comments should be forwarded to Lewes District Council.

Now we shall move on to nominations for Vice Chair...



Signed

Date

PH415 APPOINTMENT OF VICE CHAIR

Cllr. A Harrison nominated Cllr. D Brindley
Cllr. L Duhigg seconded

Agreed

Cllr. D Brindley appointed Vice Chair of Planning & Highways

PH416 PUBLIC QUESTIONS

Alan Sargent – West Ward (Chair of Residents Association)

The resident read the following:-

Rowe Avenue Parking

Residents wish to ask what the Committee is doing about resolving the potential car parking problem at Rowe Avenue after construction work is completed. It should be noted that the conversion at 272 South Coast Road is now complete and eight apartments are up for sale. Unfortunately there is no parking associated with this development, residents will therefore park in Rowe Avenue. In addition ESCC have rented out the strip of land at the south end of Rowe Avenue to Churchill Developments as temporary storage, surely when this is reinstated it could revert to car park usage. Once the Churchill Development is complete, parking congestion will be a major issue with Rowe Avenue surgery, now is the time to get it sorted with ESCC.

Cllr. D Neave informed the resident that there is a meeting scheduled for Thursday 12th April at 1pm with Churchill Developments, these issues can be raised as will the installation of a layby at this location

Robin Shannon – North Ward

The resident requested information on the process to get yellow lines on residential roads

Cllr. D Neave informed the resident that ESCC Highways periodically contact Peacehaven Town Council to suggest locations for additional yellow lines, this then goes out to consultation. Cllr. D Neave suggested the resident compiles a petition, contacts their Ward Councillor and informs the Council office however ESCC Highways do prioritise requests for additional yellow lines

Cllr. A Harrison informed the resident that a request to extend the yellow lines along Sutton Avenue had been raised at the SLR (Strengthening Local Relationships) meeting however the process had taken nearly a year and then it was refused

PH417 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Cllr. R Farmiloe – accepted (illness)

Cllr. J Harrison-Hicks – noted

Cllr. M Simmons – noted (holiday)

Signed

Date

PH418 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

PH419 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 20th March 2018

Cllr. L Duhigg proposed
Cllr. A Harrison seconded

Agreed

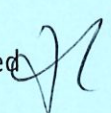
Debate:-

Members requested an update on the South East Water Consultation Working Group, which had been agreed at the previous meeting, as Members had not been invited to meet as yet

Action: Request update from Town Manager with regards to the South East Water Consultation Working Group meeting (deadline for comments is 21st May 2018)

REPORTS

PH420 PLANNING APPLICATIONS

LW/18/0131 Case Officer: Matt Kitchener	1 Mitchelldean	Proposed side extension for Mr K Dolinek	North
<p>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 be parked on grass verges or at junctions.</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. L Duhigg proposed Cllr. D Brindley seconded</p> <p>Majority Agreed</p> <p>Cllr. A Harrison abstained </p>			

Signed

Date

PH420 PLANNING APPLICATIONS continued

LW/18/0186	11 Valley Road	Demolition of existing garage and construction of attached two storey annexe for Mr J Palmer	North
Case Officer:			
Steve Howe			

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 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. A Harrison proposed
Cllr. D Brindley seconded

Agreed

LW/18/0218	32 Capel Avenue	Side extension and loft conversion for Mr S Tucknott	East
Case Officer:			
Matt Kitchener			

No Objection if the glass for the Juliet balcony is fitted with obscure glass from the floor to waist height.

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 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. L Duhigg proposed
Cllr. D Brindley seconded

Agreed

LW/18/0222	Church Hall The Church Of Immaculate Conception 34 Horsham Avenue	Installation of External Metal Fire Escape Stair and Construction of Internal Raised Oak Sound Stage for Mr M Kluft	West
Case Officer:			
Christopher Wright			

No Objection with the proviso that due to the proximity of a primary school vehicles belonging to construction staff should not block access and should not be parked on grass verges or at junctions. Also all construction equipment and supplies to be delivered between the hours of 09:30 and 14:30 to avoid school hours and 'rush hour' on the A259 to ease congestion

Cllr. D Brindley proposed
Cllr. L Duhigg seconded

Agreed

Signed

Date

PH420 PLANNING APPLICATIONS continued

LW/18/0224	28 Piddinghoe Avenue	Enlarge existing conservatory at rear for Mr Paul Crompton	East
Case Officer:	Steve Howe		

No Objection with the proviso that this does not intrude on neighbouring property however if it does, obscure glass should be fitted on the side of the conservatory to protect neighbours privacy

Vehicles belonging to construction staff should not block access for other residents and should not 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. L Duhigg proposed
Cllr. D Brindley seconded

Agreed

PH421 PLANNING DECISIONS

LW/17/1068	Refusal Recommended	Planning Permission (LDC Report appendix 1)	C
LW/18/0008	Refusal Recommended	Planning Permission (LDC Report appendix 2)	C
LW/18/0064	No Objection	Refused (LDC Report appendix 3)	D
LW/18/0082	No Objection	Planning Permission	D
LW/17/1068	Caxton House 143 South Coast Road	Change of use from office to five self-contained apartments, with stepped front extension, off-road parking and associated hard/soft landscaping for Messrs Chambers & Maskell Deadline for comments extended 07/02/18	East

Refusal Recommended due to:-

- Loss of commercial premises –opportunities for local employment should remain in situ to appease the need to travel in and out of Peacehaven to get to work on the heavily congested A259
- Inadequate parking facilities – there are three spaces for five flats on this application, multi dwelling developments which have already been approved in this locality have sited the public car parks on the A259 as additional parking facilities, this cannot be sustained indefinitely
- Overdevelopment – the development is too large for the plot and is sited at the end of a cul de sac increasing parking issues in the side roads
- Out of keeping with local character
- Lack of infrastructure for size of development

Cllr. J Farmiloe proposed
Cllr. R Farmiloe seconded
Agreed

LW/18/0008	32 Cornwall Avenue	Roof conversion with raised pitch for Miss S Briggs	East
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Refusal Recommended due to:-

- The design is top heavy
- Out of keeping with street scene and other properties
- Out of keeping with local character

Cllr. A Harrison proposed
Cllr. J Farmiloe seconded
Agreed

Signed

Date

PH421 PLANNING DECISIONS continued

LW/18/0064 Case Officer: Piotr Kulik	57A Telscombe Road	Erection of a detached chalet bungalow on land adjacent to 57a.Telscombe.Road Peacehaven for Mr C.Anderson	North
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No Objection subject to the provision of two off road parking spaces for the original dwelling and two for the new dwelling as this is a busy road and a bus route and for the building materials to match those at 57A.

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. 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.

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. B Gosling proposed

Cllr. D Neave seconded

Agreed

LW/18/0082 Case Officer: Piotr Kulik	29A Friars Avenue	Convert an existing integrated garage into habitable room for Ms M Hau	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. J Harrison-Hicks proposed

Cllr. B Gosling seconded

Agreed

Noted

Cllr. A Harrison wished it noted that Lewes District Council had overruled the recommendations of Peacehaven Town Council three times out of four

NEXT MEETING

PH422 TO CONFIRM DATE OF NEXT MEETING – Tuesday 1st May 2018 at 7:30pm

Noted

Signed

Date

THE MEETING ENDED AT 8:10pm

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P&H Minutes 10/04/18