**MINUTES of PLANNING AND HIGHWAYS COMMITTEE** held in the **ANZAC ROOM,** Community House, Meridian Centre, Peacehaven on **Tuesday 4th December 2018 at 7.30pm**

Councillors on this Committee-

Cllr Jackie Harrison-Hicks (Chair of Council), Cllr Job Harris (Vice Chair of Council), Cllr Melvyn Simmons (Chair of Committee), Cllr Lynda Duhigg (Vice Chair of Committee), Cllr Claude Cheta, Cllr Sue Griffiths, Cllr Alan Milliner, Cllr Daryll Brindley.

Attended-

Cllr Jackie Harrison-Hicks (Chair of Council), Cllr Job Harris (Vice Chair of Council), Cllr Melvyn Simmons (Chair of Committee), Cllr Claude Cheta, Cllr Sue Griffiths, Cllr Alan Milliner.

Officer-

Heidi Cooper (Administration Officer)

**GENERAL BUSINESS**

**PH 523 CHAIR ANNOUNCEMENTS**

Thank you for attending the Planning and Highways meeting this evening, 4th December 2018. We are not expecting any emergencies this evening, although should the alarm sound, please leave the building by the closest exit route. The Health and Safety Instructions are on the sign in sheet.

Christmas market 9am-3pm on the 15th December. Everyone welcome, volunteers would be greatly appreciated. Hope to see you all there.

Thank you to all Staff and Councillors for helping decorate the Centre and Community House.

**PH 524 PUBLIC QUESTIONS TIME**

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

**ALAN SARGENT, WEST WARD, CHAIR OF THE RESIDENTS ASSOCIATION**

We refer to Agenda Item 7, PH 528 LW/18/0778, 67 The Lookout. Unfortunately there appears to be a lack of detail. There is key information missing from this application which was submitted to this committee; although this may be available at LDC. For example- This is a retrospective application which is not stated. There is no location plan. Reference page 24 there appears to be a consulting company involved i.e. Lewis & Co Planning SE. Para 7 of page 24 talks about a Planning Statement although not included in this submission. The change of use criteria is changing the residential property to commercial use i.e. to make a profit. Taking an average of fees quoted and say 20 attendees this could realise a turnover of £10,000 approx. per session. There is no explanation of what change of use from residential property to mix of C2, C3 & D2 uses means. Would a member of this committee give a verbal explanation at this meeting? There is no frequency quoted or numbers of attendees or of camping units planned. The advert quotes the event includes two meals per day. How will this be achieved? Other concerns come into play- 1. License for camping (provision of toilets/ablution facilities and messing). 2. Hygiene certificate for food preparation. 3. First Aid (Qualified First Aider). 4. Fire Precautions. 5. Noise affecting neighbours (Time limits). 6. Health and Safety Legislation. 7. Inadequate access. There are 12 letters of objection included with this submission. There may be others. However there are 15 letters supporting the application- 5 from residents of Peacehaven, 2 from residents of Telscombe outside the planning boundary, 8 from residents from outside the planning boundary such as Brighton, Ringmer and Seaford. The Residents Association recommends that this application is rejected due to lack of information submitted and attempting to establish a commercial facility within a residential area by bye passing planning regulations.

ACTION\* Heidi Cooper will look into this and get back to Mr Sargent.

**MIKE GATTI, PEACEHAVEN FOCUS GROUP**

Construction traffic on Pelham Rise- I realise that the question of the traffic/parking on Pelham Rise has come before this committee previously, but the situation is getting much worse. If you look at the attached photographs, this was the scene on Monday (3/12/18) I spoke to a Barratts representative who apologised and said it was ‘Only temporary’ how temporary he would not comment on. This surely contravenes the planning application and decision notice in many ways. In the ‘Officers Report under planning Considerations’ 6.3 it states The construction traffic and plant will access the site via a secondary route at the south of the site off Hoyle Road (through the Meridian Industrial Estate) Note it says WILL. In the ‘Notice of Planning’ Section 5 there are many items that Barratts seem to have ignored i.e. arrangements for contractors parking on site. Facilities for unloading of vehicles. Traffic management plan for the site. Precautions to guard against the depositing of mud on the carriageway. I have been in contact with ESCC highways as have residents, but perhaps this is a planning application infringement as well as a highways problem. So could this committee take it forward to see what can be done?

ACTION\* Heidi Cooper ad Cllr Melvyn Simmons will look into this.

Cllr Jackie Harrison-Hicks mentioned there is an SLR meeting late January or beginning of February 2019.

**JOHN LIVINGS, NORTH WARD**

It says on this application LW/18/0778 that the final objections needed to be in by the 26th November 2018. Most of the supporting applications, the people don’t even live in the area. I would like tonight’s comments to be forwarded onto LDC as there must be an error as to why this application has been granted. Page 27 there is also an error; it says the building is on Rodrick Avenue North. This is not true; the building is at the end of a private track owned by residents. I would also like to know if National Park has been notified of this application. Some of the residents have not come tonight due to having cold feet. So I am here for them and we are not happy.

ACTION\* Councillors will write a letter to LDC.

**PH 525 TO CONSIDER APOLOGIES FOR ABSENCE**

Cllr Lynda Duhigg sent her apologies due to being on holiday- ACCEPTED

Cllr Daryll Brindley did not send an apology but did not attend the meeting.

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

Cllr Jackie Harrison-Hicks has an interest in all applications due to being a sub for LDC.

**PH 526 TO ACCEPT THE MINUTES OF THE PLANNING AND HIGHWAYS COMMITTEE 13TH NOVEMBER 2018**

Cllr Sue Griffiths would like to amend PH 517 Public Question Time. Alan Sargent- first word third line should read Frost not First. PH 520 Grass Cutting and Contribution line six. I actually stated ‘cutting edges’ not getting edges. My proposal on this item was that the contract be returned to ESCC and that Policy and Finance should decide how many cuts because of the implications on the budget.

Proposed Cllr Alan Milliner

Seconded Cllr Claude Cheta

ALL AGREED

**PLANNING APPLICATIONS RECEIVED**

**PH 527 LW/18/0762 36 STEYNING AVENUE**

Cllr Jackie Harrison-Hicks sees no objection. Cllr Claude Cheta wanted to know why the boundary had been refused and what does it mean. Cllr Melvyn Simmons replied it is the times of the planning applications and suggested to accept this planning application.

Proposed Cllr Jackie Harrison-Hicks

Seconded Cllr Job Harris

ALL AGREED

**PH 528 LW/18/0778 67 THE LOOKOUT**

Cllr Sue Griffiths was disturbed at how long this application has taken to reach this committee and that a decision was made under delegated powers at LDC. It is my opinion that an application that could impact on the South Downs National Park and gives vehicle access via a private pathway should have received the attention of the Planning Committee rather than being delegated to one officer. In my opinion it appears that LDC is working against the best interest of our residents. Could the Chair inform us if we have had an answer to the letter this Committee asked for regarding the quality of information given to us by LDC. Cllr Melvyn Simmons replied we have not had an answer. Cllr Sue Griffiths suggested the Committee send a letter to LDC. Cllr Jackie Harrison-Hicks and Cllr Job Harris agreed to the letter. Cllr Melvyn Simmons suggested a vote on sending a letter to LDC. Cllr Job Harris would like all the Committee to sign this letter. Cllr Jackie Harrison-Hicks would like Mr Livings to help with the letter. Committee would like a letter typed up and ready for Friday 7th December for all Committee to sign.

Proposed Cllr Claude Cheta

Seconded Cllr Job Harris

ALL AGREED

**PH 529 LW/18/0686 20 SEAVIEW ROAD**

Cllr Jackie Harrison-Hicks felt there was not enough information. Committee decided to reject application due to not enough information.

Proposed Cllr Alan Milliner

Seconded Cllr Claude Cheta

ALL AGREED

**PH 530 LW/18/0891 12 BEE ROAD**

Cllr Sue Griffiths asked if there were any objections. Heidi Cooper replied no there hasn’t been. Cllr Melvyn Simmons felt there was not much use as already been done. Cllr Sue Griffiths was not happy with the information but could see the plans mirrored next door. Committee decided to accept planning application.

Proposed Cllr Sue Griffiths

Seconded Cllr Alan Milliner

ALL AGREED

**PH 531 LW/18/0869 161 SOUTH COAST ROAD**

Cllr Melvyn Simmons pointed out that the planning application was for a porch but wasn’t sure if it was being made into a granny annex. Cllr Jackie Harrison-Hicks pointed out that it was in an awkward place. Cllr Job Harris noted it was only tiny and was perfectly acceptable. Committee decided to accept planning application.

Proposed Cllr Claude Cheta

Seconded Cllr Job Harris

ALL AGREED

**PH 532 LW/18/0765 16 ASHMORE CLOSE**

Cllr Job Harris had no problem with this application. Cllr Sue Griffiths asked if there were any objections. Heidi Cooper replied no there hasn’t been. Cllr Melvyn Simmons doesn’t see a problem with the application. Cllr Sue Griffiths asked where was the information on the driveway and where would the driveway be put. Cllr Melvyn Simmons replied from the road to the driveway. Cllr Jackie Harrison-Hicks brought up there was no drop curb. Cllr Sue Griffiths mentioned the plan on page 82 and asked would this be created into another home? Cllr Melvyn Simmons pointed out there was 4 bedrooms, bathroom but where is the kitchen. Cllr Alan Milliner said the kitchen would be were the garage is. Cllr Melvyn Simmons felt there was not enough information. Committee decided to reject application due to not enough information.

Proposed Cllr Job Harris

Seconded Cllr Claude Cheta

ALL AGREED

**DECISION NOTICES**

**PH 533 LW/18/0796-** NOTED

**PH 534 LW/18/0753-** NOTED

**PH 535 LW/18/0604-** NOTED

**PH 536 LW/18/0210-** NOTED

**REPORTS**

**PH 520 GRASS CUTTING SERVICE AND CONTRIBUTION**

Cllr Sue Griffiths said I believe the decision of this committee to hand the contract back to ESCC has already been notified to them but that the request to the Policy and Finance Committee wasn’t acted on so I would like to propose that this committee agrees to fund a further 4 cuts a year at a cost of around £10,140. Cllr Job Harris felt the first cut was rubbish but the second cut was good. Cllr Melvyn Simmons concern was funding and several others will run out of money and residents would not be happy and thought the decision had been made and was sent back to ESCC. Cllr Sue Griffiths said that Cllr Lynda Duhigg had seconded it. Cllr Melvyn Simmons asked what we are going to cut from the budget as it needs to be done now. Cllr Sue Griffiths pointed out that it is up to Policy and Finance. Cllr Jackie Harrison-Hicks questioned the date 30th November for a response. Cllr Sue Griffiths replied we need the other half of the decision as they are waiting on us on how many cuts we want. We had Cllr. Nigel Enever from ESCC at the last meeting. Cllr Melvyn Simmons said that ESCC should do it out of their own funding. Cllr Claude Cheta would like to assess how much this will cost. Cllr Melvyn Simmons remembers saying send it back to ESCC. Cllr Claude Cheta pointed out it was in the minutes. Cllr Sue Griffiths mentioned that residents won’t be happy with just 2 cuts. Cllr Melvyn Simmons wants to send it back to ESCC and said we can’t make that decision due to budgets. Cllr Sue Griffiths said this decision missed Policy and Finance meeting. Cllr Claude Cheta asked when the next Policy and Finance meeting is and would like to see a clean city and at whatever cost. Cllr Melvyn Simmons said it is up to Policy and Finance as they will need to find the money. Cllr Sue Griffiths said the money would be there and needs to be budgeted for next year. The committee decided to send the contract back to ESCC and request 4 extra cuts a year at the cost of around £10,140.

Proposed Cllr Sue Griffiths

Seconded Cllr Job Harris

Abstained Cllr Alan Milliner

**PH 537 CIL RECEIPT FROM POLICY AND FINANCE PF 322-** NOTED

**TO CONFIRM THE DATE OF NEXT MEETING**

The next meeting of PLANNING AND HIGHWAYS COMMITTEE will be on Tuesday 8th January 2019 at 7.30pm.

**ENDED 8.17PM**