

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 6th February 2018 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)
Job Harris (Vice Chair) Melvyn Simmons (Chair)

Present Councillors: Jean Farmiloe Ann Harrison
Reg Farmiloe Melvyn Simmons (Chair)

In Attendance Sally Landers - Administration Officer

GENERAL BUSINESS

PH384 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.

Churchill Development

We are in receipt of complaints from residents in connection with the Churchill development with regards to inconsiderate parking, the infirm unable to get close enough to the doctors surgery by car, verges being damaged and possibly unlicensed construction vehicles using the public road, this has been reported to Lewes District Council who have also received complaints directly. The site manager has not been very cooperative and therefore Lewes District Council has contacted the agent, the situation is being monitored.

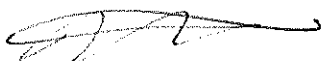
We have also been notified of a Temporary Prohibition of Traffic order for the link road between Sutton Avenue and Rowe Avenue to allow Churchill Retirement Living to carry out unloading of building materials and equipment. This is also cause for concern for residents in the locality who have contacted ESCC Highways with objections, their response being to contact the developer.

Planning Appeal

We have been notified of a planning appeal for LW/17/0403, 101 Dorothy Avenue North against the refusal of planning permission to convert the garage in order to provide wheelchair facilities and to include a bedroom and bathroom as well as a new ramp access to the front door.

This Committee had no objection to this application however any additional or withdrawal of comments should be forwarded to The Planning Inspectorate.

Signed



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PH384 CHAIR ANNOUNCEMENTS continued

While the appeal is being heard a further application has been submitted; this is LW/17/1010 which is on the agenda this evening. This application has been called in and is due to be heard at Lewes District Council on 21st February however we await confirmation of the agenda.

Street Lights

Following a report to the ESCC Highways team that lights at Downlands and Ashington Gardens were not working properly, we are pleased to say that UK POWER NETWORKS have reported to us that the fault has been fixed.

Tree Work Notice

Consent has been given to tree work notice TW/17/0112/TPO at 50 Glynn Road to reduce a sycamore by 25%.

Debate:-none

PH385 PUBLIC QUESTIONS

Due to the number of residents in the audience Cllr. M Simmons announced that Public Questions will be extended by an additional five minutes

Alan Sargent – West Ward (Chair of Residents Association)

The resident read the following:-

I refer to minutes of meeting page 3/30

Cllr. Harrison inferred that I was receiving budget information before Councillors, has this now been investigated and what were the conclusions?

I would like to bring to the Chair and Committees attention that at the Planning & Highways meeting held on 17th November 2017 it was confirmed that the budget for the grass cutting contract will now fall under this Committee, which is a sensible approach.

However are the Committee aware that in an article published in the Sussex Express dated the 26th January 2018, ESCC have stated there will be reduced funding for grass cutting and the money re-assigned to adult social care?

As ESCC provides the monies to Peacehaven to cut the grass, would the Chair explain what action is being taken to make up any shortfall?

This Committee should be aware that grass cutting and verge maintenance is a very emotive subject with the residents of Peacehaven.

Signed



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Reference Planning Application LW/17/1068 Caxton House, South Coast Road

Once again Peacehaven is losing commercial accommodation which effects local employment and increases exit and egress problems to Brighton and Newhaven, when making a decision we suggest that this is taken into account.

Action: Provide response at next P&H's meeting during Chair Announcements

Brian Chatfield – East Ward

The resident spoke on behalf of residents in the locality of planning application LW/17/0991, 36 Vernon Avenue and read the following:-

We the undersigned wish to object to this application on the following grounds:-

- Out of character
- Overdevelopment
- Parking
- Increased traffic flow
- Loss of privacy

Out of character: regardless of frontage appearance this application proposes building an apartment block comprising 4 x 2 bedroom units within the existing footprint of a detached bungalow. All other properties in Vernon Avenue and Sunview Avenue, equally affected by this application, are bungalows or chalet bungalows either detached or semi-detached. A not too dissimilar application for this site was rejected by the Planning Inspectorate, decision date 6th June 2017 and one of the main issues for rejection was "the effect of the proposal on the character and appearance of the area"

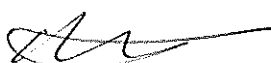
Overdevelopment: an apartment block built on the footprint of an existing bungalow would bring an additional four families all living in the footprint space of a detached bungalow and potentially throw up problems of drainage. This proposal is simply too large for the plot and will create overcrowding, which leads us nicely into...

Parking and traffic flow: Vernon Avenue is in some ways unique in that it was changed into a cul de sac some while ago when it became necessary to limit the number of traffic entry points onto what is a very busy, in fact at most times congested almost to the point of gridlock, A259. Additionally there are two very successful businesses in situ, one at the northern end, GDP Fencing which has six large vans/lorries coming and going throughout the day and parked up overnight, the second, at the southern end is the, again very successful Haven Security which has 14-15 vans/staff cars in and out all day long. It is important to stress that both of these companies are aware of the traffic flow they generate and behave courteously and with respect to local residents at all times.

There are 48 dwellings on Vernon Avenue which between them currently have 84 cars/vans, an average of 1.7 cars/vans per dwelling so it is reasonable to assume that if approved this application will add a further 8-10 vehicles to the problem and create a loss of 15mtrs of kerbside parking.

The earlier mentioned Planning Inspectorates rejection notice also highlighted as one of its main reasons for rejecting the earlier application was "including the effect on the level of traffic generation and car parking" and finally...

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Loss of privacy: having a two storey apartment block built in such a confined space will mean two families living at a first floor level with views across neighbouring gardens. This matter was again quoted in the Planning Inspectorates rejection notice of June 2017 when he cited as a main reason for rejection “the effect of the proposal on the living conditions of the occupiers of No’s 29 and 31 Sunview Avenue in relation to their privacy”.

In conclusion we quote verbatim the final point, point 11 of the Planning Inspectorates rejection notice of 6th June 2017 thus “for the reasons explained in paragraphs 6-8 above(extracts quoted earlier in the petition) the proposal would cause significant harm to the character and appearance of the area in conflict with Polciy CP11 of the Lewes Joint Core Strategy 2016 and Policies ST3 and PT3 of the Lewes District Local Plan 2003 (LDLLP). These seek to ensure that development is designed to a high standard, respects the overall scale, massing, site coverage, character and layout of neighbouring buildings and the local area more generally and does not result in detriment to the character of the area through increased traffic levels”.

It is our opinion that this, albeit very slightly modified re-application, does nothing to address the findings of the Planning Inspectorate and we doubt that an apartment block built within the footprint of a single detached bungalow ever could. We therefore ask you to accept the will of local people (constituents) and reject this application.

With thanks.

Sharon Vernon

The resident read the following in favour of planning application LW/17/1010, 101 Dorothy Avenue North:-

My name is Sharon Vernon and I am the daughter of Brian Vernon, who resides at 101 Dorothy Avenue North. I am speaking here on behalf of my father, mother and family.

You may recall Brian as he has lived in the Peacehaven community for 49 years, he was very active as a community person involved with the Twinning Association, Horticultural Society, writing the Parish Pump for Peacehaven for the Sussex Express. He did this in order to include the latest Council information and would regularly attend Council and Committee meetings.

Unfortunately my father suffered a brain injury caused by encephalitis and after a long stay in hospital he was transferred to a place called Chasley Trust which is a brain injury rehabilitation home in Eastbourne.

This application concerns converting the garage at the above address in to an adapted bedroom and shower room to enable my mother and family to provide full time care at home.

The current situation is that my mother travels to visit my father daily in Eastbourne, this is extremely hard for her, the round trip takes four hours 20 minutes using public transport. Every evening I visit my father and stay with him until late, usually arriving home between 22:00 and midnight.

This current situation is becoming a burden and we have been advised that my father need to have his family around him to recover further.

At present the cost of looking after him is £4,000 per week, this is being picked up by the NHS.

Signed



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PH385 PUBLIC QUESTIONS continued

I therefore request that this Planning Committee pass this re-application and request that it is called in at Lewes to enable their Planning Committee to give it due consideration.

Thank you.

Matt Chambers

The resident spoke in favour of planning application LW/17/1068, Caxton House, 143 South Coast Road.

The resident informed Members that he runs a web design company at Caxton House and that there are plans to expand and develop the business which will result in an increase in staff numbers. As a result of the expansion, alternative office accommodation is being sought within Peacehaven.

PH386 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (annual leave)
Cllr. J Harris – noted (prior commitment)
Cllr. J Harrison-Hicks – accepted (illness)

PH387 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

None

PH388 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 9th January 2018

Cllr. A Harrison proposed
Cllr. J Farmiloe seconded

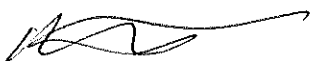
Approved

Debate:-

Cllr. A Harrison noted that application LW/17/0955 had received more written objections than has been recorded in the minutes

S Landers confirmed that the Lewes District Council website was unavailable at the time and the one written objection noted, had been delivered to Peacehaven Town Council directly

Signed



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REPORTS

PH389 STREET LIGHTS

The Planning & Highways Committee **AGREE** to allocate **£1,500** plus VAT to an Earmark Reserve specifically for 2019-20 and future years budget for street lighting and columns

Cllr. R Farmiloe proposed

Cllr. J Farmiloe seconded

Agreed

Debate:-

Members discussed the proposal and confirmed the reserve will replace more than the five street lights which currently have SOX lamps

Action: Inform RFO of 2019-20 budget decision

PH390 PLANNING APPLICATIONS

LW/17/0887	148 The Promenade	Certificate of Lawful Use/Dev (Existing) - Residential use as single dwelling for Mr & Mrs C Morgan	West
Unable to extend deadline for comments – Cllrs. agreed 'no objection' via email and response forwarded to LDC on 25/01/18			
LW/17/0991	36 Vernon Avenue	Demolition of existing bungalow and erection of new building to accommodate 4 x 2 bedroom apartments for Mr And Mrs S Kanumakala	East

Refusal Recommended due to:-

- Out of character – all properties in locality are bungalows or chalet bungalows. One of the main issues for rejection previously was “the effect of the proposal on the character and appearance of the area” this application does not redress this
- Overdevelopment – an apartment block would bring an additional four families living in the footprint of a detached bungalow and will potentially cause drainage issues. This development is too large for the plot and will create overcrowding
- Parking and traffic flow – Vernon Avenue is a cul de sac created to limit the number of traffic entry points onto the very congested A259. There are two businesses in situ, one at the northern end the other at the southern, both with a substantial fleet of vans and lorries however they are aware of the traffic flow they generate and behave courteously and with respect to local residents. This development could potentially bring an increase of 8-10 vehicles which is not sustainable
- Loss of privacy – the previous rejection cited “the effect of the proposal on the living conditions of the occupiers of No’s 29 and 31 Sunview Avenue in relation to privacy” this application does not redress this

Cllr. A Harrison proposed

Cllr. R Farmiloe seconded

Agreed

Comments

1 x letter of objection from neighbour

Signed



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PH390 PLANNING APPLICATIONS continued

LW/17/1010	101 Dorothy Avenue North	Conversion of garage to provide new ground floor wheelchair facilities for Miss S Vernon Application called in (Cllr. J Harrison-Hicks)	West
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No Objection – Councillors noted that there are no adverse consequences as a result of this development and questioned why it could not be actioned under permitted development. 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 Farmiloe proposed

Cllr. R Farmiloe seconded

Agreed

Comments 1 x letter of objection from neighbour

LW/17/1020	68 Glynn Road West	Conversion of bungalow into two self- contained units, demolition of garage and conservatory for Mrs D Robinson	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. Any damage to the grass verges during construction must be repaired by the developer. 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. R Farmiloe proposed

Cllr. A Harrison seconded

Agreed

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
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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

Signed



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PH390 PLANNING APPLICATIONS continued

LW/18/0006	9 Bramber Avenue	Extension of existing roof ridge to front elevation and change of materials from approved Certificate of Lawful development application LW/16/0777	East
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No Objection – Councillors noted that the reduction in the size and scale of the windows in the amended application should appease privacy issues

Cllr. J Farmiloe proposed
Cllr. R Farmiloe seconded

Agreed

Comments

1 x Letter of objection from neighbour

LW/18/0007	107 The Promenade	Proposed balcony to rear of property for Ms T Glen	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

Any damage to The Promenade during construction must be repaired by the developer.

Cllr. R Farmiloe proposed
Cllr. J Farmiloe seconded

Majority Agreed

Cllr. A Harrison abstained

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



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PH390 PLANNING APPLICATIONS continued

LW/18/0026	194 South Coast Road	Demolition of existing bungalow and erection of 3 storey block of flats comprising three x 1 bedroom and six x 2 bedroom units for Farrington Property Developments Ltd	East
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Refusal Recommended due to:-

- Lack of infrastructure for size of development
- Overdevelopment for size of plot
- Will exacerbate parking issues as it would appear the parking facilities and access will be shared with the occupants of multi dwelling premises at 192 and 194 South Coast Road. This is sited at the end of a cul de sac increasing parking issues in the side roads and hindering access for residents in the area, 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
- Out of keeping with street scene from Bramber Avenue aspect
- Out of character with locality

Cllr. R Farmiloe proposed

Cllr. J Farmiloe seconded

Agreed**Comments 1 x Letter of objection from neighbour**

LW/18/0028	Street Record Valley Road	Replacement security fencing and replacement of three brick built kiosks with two gas pressure reduction kiosks for Southern Gas Networks Plc	North
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No Objection

Cllr. A Harrison proposed

Cllr. R Farmiloe seconded

Agreed

LW/18/0060	179 South Coast Road	Demolition of existing property and erection of 3 storey block of flats comprising three x 2 bedroomed flats and two x 1 bedroomed flats for Farrington Property Developments Ltd	East
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Refusal Recommended due to:-

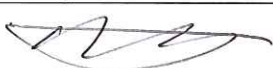
- Lack of infrastructure for size of development
- Overdevelopment for size of plot
- Will exacerbate parking issues as only one parking space per flat, this is sited at the end of a cul de sac increasing parking issues in the side roads and hindering access for residents in the area, multi dwelling 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
- Out of keeping with street scene from Victoria Avenue aspect
- Out of character with locality

Cllr. J Farmiloe proposed

Cllr. R Farmiloe seconded

Agreed**Comments****1 x Letter of objection from neighbour**

Signed



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PH391 INFORMATION TO NOTE

Noted

Cllr. A Harrison requested an update on the installation of HGV signage on the A259

Action: Provide update on the installation of HGV signage on the A259

PH392 PLANNING DECISIONS

LW/17/0949	No Objection	Planning Permission	D
LW/17/0966	No Objection	Planning Permission	D
LW/17/0973	Refusal Recommended	Planning Permission (<i>LDC Report appendix 1</i>)	D
LW/17/1053	No Objection	Planning Permission	D
LW/17/0949	20 Keymer Avenue	Section 73A retrospective application for rear dormer for Mr & Mrs Looker	East

No Objection

Cllr. D Neave proposed
Cllr. R Farmiloe seconded

Agreed

LW/17/0966	41 Seaview Avenue	Erection of a two storey side extension to the existing end of terrace property to provide a new two bedroom dwelling with associated car parking for Mr & Mrs P & D King	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. 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.

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 Farmiloe seconded

Majority Agreed

Cllr. D Neave abstained

Signed



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PH392 PLANNING DECISIONS continued

LW/17/0973	331 South Coast Road	Planning Application - Ground floor side and rear extension and loft conversion for Mr & Mrs J Biegaj Deadline for comments extended to 10/01/18	West
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Refusal Recommended due to:-

- The development will be unbalanced with neighbouring property
- Overdevelopment
- The development will have an adverse effect on local character

Cllr. R Farmiloe proposed

Cllr. J Farmiloe seconded

Majority Agreed

Cllr. A Harrison abstained

LW/17/1053	14 Greenhill Way	Single storey side extension for Mr D Denoon	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. A Harrison proposed

Cllr. J Farmiloe seconded

Agreed**Noted****NEXT MEETING****PH393 TO CONFIRM DATE OF NEXT MEETING – Tuesday 27th February 2018 at 7:30pm****Noted****THE MEETING ENDED AT 8:30pm**

Signed



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