

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 9th January 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

PH373 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.

Peacehaven Town Council Updates

With affect from 29th December 2017, Cllr. Dave Neave is no longer a member of the Conservative Group although will remain to represent residents as an Independent Member of this Council. Cllr. Neave will continue to Chair the Leisure and Amenities Committee, will remain a Member of the Policy and Finance and Employment Sub Committees and a Substitute Member of the Planning and Highways Committee.

With affect from 29th December 2017 Cllr. Wayne Botting is no longer a member of the Conservative Group although will remain to represent residents as an Independent Member of this Council. Cllr. Botting will continue as a Member of the Leisure and Amenities Committee.

Under Schedule 12 paragraph 11 (1) and 27 (1) the Chair of Council, Cllr. Brian Gosling received the resignation letter of Cllr. Lynda Hallett as a Member of Peacehaven Town Council with effect from 9th January 2018, Lewes District Council have been informed of this under Section 84/1C of the Local Government Act 1972.

The Leisure & Amenities Manager Campbell McBryer, has been involved in a traffic accident while on his motor bike and as a result has broken his hip, he is undergoing surgery at this moment, we all wish him well.

Signed 

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Queries Raised During Public Questions

Lewes District Local Plan Part 2 Consultation - this was raised at the Planning & Highways meeting on 12th December, the Town Manager has requested Council provide additional support with a Working Group and this is on the agenda at the meeting this evening.

Anchor Surgery Planters - this was raised on 12th December, the Leisure & Amenities Manager, Campbell McBryer has provided the following response: "I am trying to get a private company to sponsor them and am awaiting a reply. Sorry for the delay". The planter's license has been received from the County Council.

ESCC Highways Newsletter - The distribution of this publication was raised on 12th December, ESCC Highways have informed us that you need to register on line to subscribe to their newsletter and then it is emailed to you it is also available on the ESCC website and is re-issued via the Peacehaven Council social media pages.

SCC Incorrect Addressee - the Town Manager is still awaiting a response from Aidan Thatcher (Head of Planning).

Tree Work Notice

We are in receipt of tree work notice TW/17/0112/TPO for 50 Glynn Road to reduce 1 x Sycamore/Acer which is causing damage to the adjacent building, any comments should be submitted to Lewes District Council.

Mayor's Community Award for Volunteering

The search is on to find Peacehaven's Community Volunteer 2018. This prestigious award will go to an individual who has given their time and energy, on a voluntary basis, to benefit the local community and it is open to all Peacehaven residents. Please contact the office for further details and nomination forms.

Christmas Fair

The Christmas Fair was recorded as the best yet! It raised a profit of £1,661 for the Mayor's charities. There were queues of children throughout the day waiting to see Father Christmas; he had over 220 little visitors. There were a variety of stalls and many people on social media wrote about the community spirit and were pleased that Peacehaven Town Council had organised a great event, many thanks to all who volunteered and supported this fantastic event.

Debate:-none

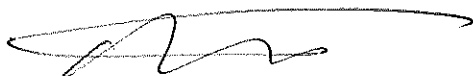
PH374 PUBLIC QUESTIONS

Alan Sargent – West Ward (Chair of Residents Association)

The resident queried Agenda Item 6 – Grit Bins and read the following:-

Having been passed a copy of the budget working papers for 2018-19 it appears that the 2017-18 budget is currently forecasting an overrun of £171,899 (43%). As there is no budget allocation for these bins I

Signed



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PH374 PUBLIC QUESTIONS continued

suggest that no bins are purchased at £328 a time. I will be raising the matter of the budget overrun at the next Leisure & Amenities and Policy & Finance meetings.

Cllr. M Simmons noted the residents comments

Cllr. A Harrison queried why Councillors had not been made aware of the budget position

Action: Investigate why Councillors are not in receipt of current budget information

Cllr. R Robertson (present in the audience)

The Councillor requested a letter be sent to thank Lynda Hallett for all her work during her time as a Councillor.

Cllr. M Simmons agreed a letter of thanks should be sent to Lynda Hallett and it should be signed by as many Councillors as possible

Cllr. D Neave (present in the audience)

The Councillor queried if the list of grit bins in Peacehaven under Agenda Item 6 was complete and requested Members consider the need for an additional grit bin on Roderick Avenue North, leading towards The Lookout on the unadopted road made up of two concrete strips.

The Councillor also queried why Collingwood Close has two privately owned grit bins and Trafalgar close has four, six in total in close proximity

PH375 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (family commitments)

Cllr. J Harris – noted (prior commitments)

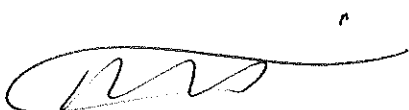
Cllr. J Harrison-Hicks – noted (prior commitments)

PH376 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

Members noted that the applicant for LW/17/0955, Mr I Buchanan, was known to them during his time as a Councillor however it was agreed under these circumstances it was not necessary to declare an interest during the discussion on this planning application

Signed



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Cllr. A Harrison proposed
Cllr. J Farmiloe seconded

Approved

Debate:-

Cllr. A Harrison noted, with regards to Planning Decisions, that this Committee had recommended refusal twice and Lewes District Council subsequently refused permission and commended Cllr. D Neave for his statement concerning the proposed Lower Hodder Farm development

REPORTS

PH378 REVIEW OF GRIT BINS

The Planning & Highways Committee **AGREES** to **DEFER** the decision to purchase additional Grit Bins pending future discussion when financially viable

Cllr. J Farmiloe proposed
Cllr. R Farmiloe seconded

Agreed

Debate:-

Members agreed the need for grit bins was sporadic and not financially viable at present

PH379 LEWES DISTRICT LOCAL PLAN PART 2 CONSULTATION

The Planning & Highways Committee **AGREE** to provide comments on the Lewes District Local Plan Part 2

The Planning & Highways Committee **AGREE** to nominate the following two individuals to a Working Group to provide comments on the Lewes District Local Plan Part 2

Cllr. M Simmons (Chair of Planning & Highways)
Mr. A Sargent (Chair of Residents Association)

Cllr. R Farmiloe proposed
Cllr. A Harrison seconded


Agreed

Debate:-

Cllr. M Simmons suspended Standing Orders

Cllr. D Neave (present in the audience) informed Members that the Lewes District Local Plan Part 2 is not an addition to the adopted Core Policy however it will run along side it and that local residents will also be submitting comments.

Signed



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PH379 LEWES DISTRICT LOCAL PLAN PART 2 CONSULTATION continued

Cllr. D Neave highlighted that Peacehaven may lose some business premises to residential accommodation which would not be a benefit to the town and assured Members that Lewes District Council will view all comments submitted.

Cllr. R Robertson (present in the audience) requested Lewes District Council take into account the planning comments made by this Committee and suggested this be submitted via the consultation process

Cllr. M Simmons re-instated Standing Orders

PH380 PLANNING APPLICATIONS

LW/17/0955	11 Badgers Field	Demolition of existing garage and construction of an attached annexe for Mr I Buchanan	North
Refusal Recommended due to:- <ul style="list-style-type: none"> Concerns/objections raised by neighbours, in particular with regards to foundations encroaching on neighbouring property Overdevelopment Back garden development Development out of character with surrounding properties Parking issues – the property is located at the end of a cul-de-sac adjacent to the turning space for vehicles which may cause highway safety issues Unneighbourly <p>Cllr. A Harrison proposed Cllr. R Farmiloe seconded</p> <p>Agreed</p> <p><u>Comments</u></p> <p>1 x Ojection letter from neighbour (foundations would cross boundary with neighbouring property)</p>			
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
Refusal Recommended due to:- <ul style="list-style-type: none"> The development will be unbalanced with neighbouring property Overdevelopment The development will have an adverse effect on local character <p>Cllr. R Farmiloe proposed Cllr. J Farmiloe seconded</p> <p>Majority Agreed</p> <p>Cllr. A Harrison abstained</p>			

Signed



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PH380 PLANNING APPLICATIONS continued

LW/17/0981	33 The Highway	Construction of tennis court, indoor swimming pool and loft conversion of existing garage/playroom for Mr J Greene	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.

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/17/1053	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

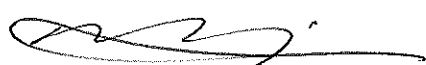
PH381 INFORMATION TO NOTE

Noted

PH382 PLANNING DECISIONS

LW/17/0574	No Objection	Planning Permission	D
LW/17/0760	No Objection	Planning Permission	D
LW/17/0761	PTC Not Consulted	Planning Permission	D
LW/17/0827	No Objection	Planning Permission	D
LW/17/0859	Refusal Recommended	Refused	D
LW/17/0877	No Objection	Planning Permission	D

Signed



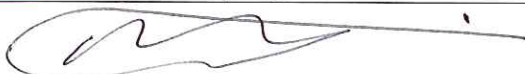
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PH382 PLANNING DECISIONS continued			
LW/17/0574	284 Arundel Road West	Creation of front open porch, off street parking, and enlarged rear dormer for Mr A Quarta Deadline for comments extended to 13/12/17	West
<p>No Objection with the proviso site 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 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</p> <p>Cllr. R Farmiloe proposed Cllr. J Harris seconded Agreed</p>			
LW/17/0760	Land Rear Of 53 Cissbury Avenue	Planning Application - Erection of two pairs of semi-detached bungalows for Peters Builders	East
<p>No Objection with the proviso ESCC Highways approve the quantity of parking provision, there is adequate space in the turning area and emergency vehicles can easily access the properties via the new approach road off Cissbury Avenue. Peacehaven Town Council would recommend acoustic fencing is installed on the boundary with the existing properties as currently they are protected by the trees on the site. 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. With large sites a vehicle wheel wash system to be used to stop contamination of the public highway. 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. R Farmiloe proposed Cllr. D Brindley seconded Agreed</p>			
LW/17/0761	25 Mayfield Avenue	Planning Application - Subdivision of bungalow into two x 2-bedroomed bungalows for Lewes Builders Ltd	East
<p>Lewes District Council have confirmed this application is invalid. The internal floor plans showing how the single property will be divided into two have <u>not</u> been submitted. The consultation process will restart once this documentation has been submitted. PTC was not notified that consultation had commenced following submission of the correct paperwork and therefore denied the opportunity to submit comments</p>			
LW/17/0827	53 Cairo Avenue	Single storey rear extension, installation of two roof lights, raised patio and internal alterations for Mr J Wilkinson	West
<p>No Objection with the proviso a taller fence is fitted between this property and the neighbouring property at a lower gradient and the balcony has obscured glass to protect neighbours privacy. 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</p> <p>Cllr. R Farmiloe proposed Cllr. A Harrison seconded Agreed</p> <p>Comments 1 x Objection (neighbour – overlooking & loss of privacy)</p>			

Signed



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PH382 PLANNING DECISIONS continued

LW/17/0859	23 Firle Road	Erection of a single storey extension to the rear of the building to accommodate 2 x studio flats for Mr M Blencowe	North
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The Committee noted that the description is incorrect and the application is to build 3 x studio flats not 2

Refusal Recommended due to:-

- Out of keeping with demographic of location which will have an effect of local character
- Out of keeping with street scene of bungalows
- Overdevelopment
- Poor design
- Inadequate parking provided

Cllr. A Harrison proposed

Cllr. R Farmiloe seconded

Agreed

LW/17/0877	4 Friars Close	Erection of pvcu conservatory at rear for Mr S Gurung	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. 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. J Farmiloe proposed

Cllr. R Farmiloe seconded

Agreed

Noted

NEXT MEETING

PH383 TO CONFIRM DATE OF NEXT MEETING – Tuesday 6th February 2018 at 7:30pm

Noted

THE MEETING ENDED AT 8:20pm

Signed



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