

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 20th March 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:** Lynda Duhigg (Sub) Jackie Harrison-Hicks
 Brian Gosling (Sub/Chair of Council) Melvyn Simmons (Chair)
 Ann Harrison

In Attendance Sally Landers - Administration Officer

GENERAL BUSINESS

PH404 CHAIR ANNOUNCEMENTS

Good evening residents, thank you for coming to the Planning and Highways meeting this evening, the 20th March 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.

As some of you may be aware, there was an election held in Peacehaven West Ward at which the electors voted for Lynda Duhigg as their representative. Councillor Lynda Duhigg has signed her Declaration of Office forms as of 9th March 2018 under the terms of the Local Government Act 1972, section 83(4) The Act states that each Councillor must make their declaration at or before the first meeting after he/she is elected. The Declaration must be made in the presence of the Proper Officer and delivered to the Council.

Lynda's Declaration will be retrospectively accepted at the next Full Council as per procedure. Lynda has not yet been selected for any committees as this is traditionally done in May, although as a fully signed up member of Peacehaven Town Council and reference Standing Orders 4D, this committee would like to welcome her on board and request that in the absence of some members this evening, invite her to sit on this Committee.

Lynda congratulations on being elected, as Chair of this Committee, may I welcome you to Planning and Highways, Lynda will substitute for Councillor Reg Farmiloe this evening.


A query was raised at this meeting on 9th January, one of our residents, Sue Griffiths, has informed us that the six grit bins in situ at Collingwood Close and Trafalgar Close have been provided by Southern Housing

Signed

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PH404 CHAIR ANNOUNCEMENTS continued

Group at the request of their residents. They are provided for use on the pavements as well as roads and have been factored in to the service charge.

We have been notified of tree work notice **TW/18/0023/TPO** for 12 Valley Road to crown reduce a row of eleven sycamores running along the left hand side of the property when viewed from the driveway, any comments should be forwarded to Lewes District Council.

Now we shall move on to public questions...

PH405 PUBLIC QUESTIONS

Peter Seed – West Ward

The resident referred to page 12/15 with regards to the ESCC Highways Consultation advising Members that the details for Peacehaven need to be checked as some roads in Telscombe, which should be identified as 'Traffic Sensitive', had been excluded

Cllr. M Simmons noted the comments and informed the resident that he will investigate

Action: Cllr. M Simmons will confirm all the 'Traffic Sensitive' roads in Peacehaven have been identified on the ESCC consultation website

Tom Rose – West Ward

The resident spoke on behalf of the residents in Dorothy Avenue located between the South Coast Road and Arundel Road and requested Councillors support their proposals to alleviate the traffic congestion.

The resident informed Members that the residential road is used for a cut through to the school and industrial estate and offered the following proposals:-

- Create a cut off in Dorothy Avenue by the entrance to the car park behind Sainsburys
- Create a one way system going towards the South Coast Road in Dorothy Avenue
- Create a roundabout with the junction of the South Coast Road and Dorothy Avenue

The resident informed Members that these proposals have been submitted to ESCC without success, the continuing problem has resulted in the verges being damaged and ongoing congestion

Cllr. J Harrison-Hicks informed the resident that she had been dealing with traffic issues at this location for four years and will raise this at the next SLR (Strengthening Local Relationships) meeting with ESCC Highways

Kate Llewellyn – West Ward

The resident of Dorothy Avenue re-iterated the previous comments and informed Members that she had nearly been run over several times at this location, as had a child she had been witness to

Signed

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PH406 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Cllr. D Brindley – noted (family commitments)

Cllr. J Farmiloe – accepted (due to Cllr. R Farmiloe's illness) Cllr. B Gosling substituted

Cllr. R Farmiloe – accepted (due to illness) Cllr. L Duhigg substituted

Cllr. J Harris – accepted (due to illness)

PH407 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

Cllr. J Harrison-Hicks declared an interest as a substitute Member of Lewes District Council Planning Committee

PH408 TO NOTE THE NON CONFIDENTIAL MINUTES OF 27th February 2018

Noted, minutes signed at Council on 6th March 2018

Debate:-

None

REPORTS

PH409 SOUTH EAST WATER CONSULTATION

The Planning & Highways Committee **AGREE** to set up a Working Group, the Chair and Vice Chair of each Committee plus Peacehaven Focus Group and Peacehaven Residents Association should also be invited to attend. The nominations from Planning & Highways are:-

Cllr. L Dugigg

Cllr. A Harrison

Cllr. M Simmons

Cllr. A Harrison proposed

Cllr. L Duhigg seconded

Agreed

The Planning & Highways Committee **AGREE** South East Water should provide a presentation on the Water Resources Management Plan at nil cost to Peacehaven Town Council

Cllr. L Duhigg proposed

Cllr. J Harrison-Hicks seconded

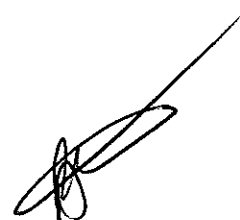
Agreed

Signed

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Debate:-

Cllr. J Harrison-Hicks requested it be minuted that this should have been brought to the attention of Members prior to this meeting

Members discussed South East Water's obligation to customers concerning water leaks and the location and implications for Peacehaven with regards to a water re-use scheme. Councillors questioned the information provided and the number of participants requested for the Working Group, suggesting the invitation be extended further and for South East Water to arrange a presentation for Members

PH410 PLANNING APPLICATIONS

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 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

LW/18/0149 Case Officer: Steve Howe	24 Cornwall Avenue	Erection of front, side and rear extensions, roof extension and internal alterations (resubmission of LW/17/0811) for Mr & Mrs R Hemchandra	East
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Refusal Recommended due to:-

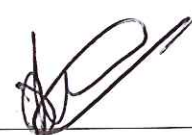
- Over development
- Out of keeping with street scene and character of locality
- Top heavy/poor design
- Loss of privacy
- Loss of much needed off road parking

Cllr. J Harrison-Hicks proposed
Cllr. A Harrison seconded

Agreed

Comments

1 x objection from resident on South Coast Road



Signed

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PH410 PLANNING APPLICATIONS continued

LW/18/0157 Case Officer: Steve Howe	4A Cairo Avenue	Hip to gable loft conversion with front and rear dormers and roof light to front elevation for Mrs B Sweetman	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.

Any damage to the unadopted road 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. B Gosling seconded

Majority Agreed

Cllr. A Harrison against

LW/3389/CC Kiran Sajjan	4-5 Meridian Centre, Greenwich Way	Change of use from A1 (retail) to D1 (library) use for Communities, East Sussex County Council	West
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No Objection

Cllr. A Harrison proposed

Cllr. J Harrison-Hicks seconded

Agreed

Cllr. M Simmons suspended Standing Orders in order to accept information from members of the public

M Gatti informed Members that he understood the current library building is not owned by the Co-Op

P Seed advised Members that the current library building is being advertised 'To Let' in The Argus

Cllr. M Simmons re-instated Standing Orders

PH411 INFORMATION TO NOTE

Noted

Debate:-

Members discussed and raised concerns that Peacehaven Town Council and Brighton & Hove Buses had been excluded from the A259 Congestion Meeting

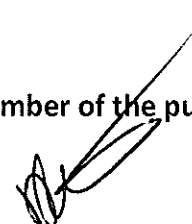
Cllr. M Simmons suspended Standing Orders in order to accept information from a member of the public

Signed

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M Gatti informed Members that he had seen the minutes of the A259 Congestion Meeting however they were brief and did not appear to be a full and accurate record

Members agreed ESCC should be made aware of their concerns that Peacehaven Town Council had been excluded from the A259 Congestion Meeting

Action: Cllr. M Simmons (Chair of P&H's) to write to Mr. Clubb (ESCC) to express concerns that Peacehaven Town Council and other stakeholders had been excluded from the A259 Congestion Meeting

M Gatti informed Members that weight restriction signage had been installed at Telscombe Cliffs and Rottingdean along with a few at Newhaven and that ESCC believe this is sufficient however lorries are coming off the ferry at night and they are using the A259, unfortunately the Police are unable to enforce restrictions if signage is not in place in Peacehaven

Members discussed the signage at Newhaven directing traffic to the A26 avoiding the A259 and the option of reverting to a two way system as opposed to the current one way system as discussed at the Peacehaven Focus Group

M Gatti informed Members that the planning application for a concrete plant at Newhaven had been approved

Cllr. M Simmons re-instated Standing Orders

PH412 PLANNING DECISIONS			
LW/17/0991	Refusal Recommended	Refused	D
LW/18/0006	No Objection	Planning Permission	D
LW/18/0007	No Objection	Planning Permission	D
LW/18/0028	No Objection	Planning Permission	D
LW/18/0035	No Objection	Planning Permission	D
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

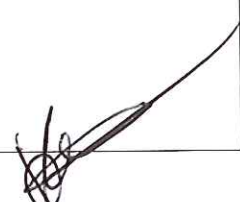
Comments 1 x letter of objection from neighbour

Signed

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PH412 PLANNING DECISIONS 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/18/0028	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



PH412 PLANNING DECISIONS continued			
LW/18/0035 Piotr Kulik	47 Cornwall Avenue	Demolition of the existing bungalow and garage and erection of two x 3 bedroom semi-detached bungalows with rooms in the roof for Mr L Turner	East
<p>No Objection with the proviso LDC check the distance between the boundaries is appropriate, there is no infringement of access to drains and is not detrimental to the neighbouring property. The Committee would also suggest the boundary fence curves down and reduces in height as it reaches the building line. 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.</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>An asbestos survey should be carried out prior to demolition.</p> <p>Cllr. D Neave proposed Cllr. B Gosling seconded</p> <p>Agreed</p> <p>Comments 1 x Objection letter 1 x No objection letter</p>			

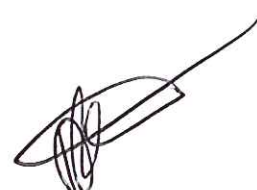
Noted

NEXT MEETING

PH413 TO CONFIRM DATE OF NEXT MEETING – Tuesday 10th April 2018 at 7:30pm

Noted

THE MEETING ENDED AT 8:45pm



Signed

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