

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 27th 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: Brian Gosling (Council Chair) Melvyn Simmons (Chair)
 Dave Neave (Sub)

In Attendance Sally Landers - Administration Officer

GENERAL BUSINESS

PH394 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.

Apologies in advance for the number of announcements this evening however they need to be reported

Cllr. Reg Farmiloe

I'm sorry to say Cllr. Reg Farmiloe has suffered a stroke and is being monitored in hospital; we wish him a speedy recovery and send very best wishes to his wife, Cllr. Jean Farmiloe and their family.

Grass Verge Cutting

We are in receipt of the following communication from ESCC received only a few hours ago which has an impact on agenda item 6:-

"With reference to my letter of 16 February 2018 and the concern raised by Councillor Enever regarding the contractual commitment the Town Council has made to provide a local grass cutting service in 2018-19 in line with previous levels of funding, I can confirm the County Council will continue to fund this service to your parish for 2018-19 at the same level as previous years and as communicated to you in November 2017. You will therefore receive the same funding allocation for 2018-19 as previously provided. However, please note that the level of funding from 2019-20 onwards will be reduced in line with the County

Signed



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Council's budget requirements agreed at the full Council meeting of 6 February 2018 and as set out in my letter of 16 February 2018.

I apologise for any confusion that my letter of 16 February 2018 may have caused but I hope this clarifies the position for 2018-19 and the changes to funding that will apply from 2019-20 and beyond."

Weather Update

A band of cloud is heading our way later this evening and so the County Council will be gritting all primary routes from 9pm. This will be followed by gritting secondary routes and then primary routes again overnight, which will hopefully keep the network moving into the morning rush hour. County Council Duty officers will be available from 5pm today on 0345 60 80 193 to deal with any emergencies and they will be working closely with the emergency services if needed. Please take extra care on the roads, Peacehaven Council will provide further updates tomorrow.

ESCC Highways

ESCC have not yet informed the Town Manager officially, however there is a meeting at ESCC on 22nd of February to discuss 'a number of works and improvements' within the town. The meeting will be with Lindsay Plumridge, Communication and Stakeholder Manager at ESCC, as well as Clerks for Telscombe and Newhaven, with the intention to discuss their plans. We do not yet know what those plans will be, however, please be assured if they discuss road improvements, we shall let you know as soon as able.

Churchill Development

Lewes District Council Environmental teams have visited the site and spoken to the site manager regarding claims of littering. Having been fully investigated, this appeared to be the contents of a van emptied onto the grass verge where the contractors for cable laying for the Churchill site had been parked. They have been informed that this was unacceptable and that anyone working in or around the site had a duty of care for their waste and the consequences of this reoccurring would be the issue of a fixed penalty notice. The contractors have been spoken to and the site manager will be putting up laminated signage in the area of the cable laying. Lewes District Council will continue to monitor the site and take positive action should there be any further incidents. Hopefully this will improve the situation. The good news is that the cables being laid are due to be connected up to the site last week, so if they are all okay they should be filling in the trench and the fencing will be removed shortly. The site access route will continue to be monitored and all complaints should be referred to Building Control at Lewes District Council.

Planning Appeal - 101 Dorothy Avenue North

We have been advised that the appeal against the refusal of this application to convert the garage to provide new ground floor wheelchair facilities has been successful.

Update on Planning Applications on P&H's on 6th February 2018

We have received numerous objections to planning applications that were on the previous agenda:-

- 179 South Coast Road
- 194 South Coast Road
- 36 Vernon Avenue

Signed



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PH394 CHAIR ANNOUNCEMENTS continued

One letter from Mr. B Marshall requested that his objections to 179 South Coast Road were brought to the attention of this Committee during this meeting; the letter is available to Members and will also be published on the Lewes District Council planning website.

Response to Public Questions at P&H's on 6th February 2018

Mr. Sargent queried if he was receiving budget information before Councillors?

We can confirm the information was emailed to all Councillors on 16th November 2017 and sent by post on the same day to Policy & Finance Members for the Committee meeting on 21st November 2017.

Mr Sargent queried how long Peacehaven Town Council will receive income from ESCC for verge cutting if they are cutting funding as reported in the press.

Please refer to the announcement earlier for a response.

Tree Work Notice

We are in receipt of tree work notice TW/18/0017/TPO for 126A Firle Road to fell a sycamore tree due to its close proximity to the property, any comments should be submitted to Lewes District Council.

Debate:-

None

PH395 PUBLIC QUESTIONS

Alan Sargent – West Ward (Chair of Residents Association)

The resident read the following:-

I refer to Agenda Item 6, Grass Verge Cutting and I'm pleased to hear funding from ESCC has been agreed for another year.

Under the Local Government Act, Parish and Town Councils are being encouraged to carry out local services such as grass cutting as more and more responsibility is being devolved down. Although devolving down should be planned and financially supported, this seems to be a quick fix to overcome a budget deficit however this has been resolved for 2018-19. Unfortunately this is the way of the future and Councils should start thinking out of the box to resolve the problem. I would suggest, impose a local bye law that households fronted with grass verges be responsible for the grass cutting and maintenance, other areas to be dealt with in house. Secondly do not allow grass verges with all new builds. When the opportunity arises use block paving in place of grass verges, these are easily replaced when services are required to be exposed, as used by most European countries. We recommend under 3.1:-

3.11 take the money and run, however as announced there is now funding for 2018-19

3.12 investigate ways of saving money as above, not take it out of the reserve

3.13 putting it back to ESCC is not an option, little will occur followed by numerous complaints from the public

Signed



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PH395 PUBLIC QUESTIONS continued

David Seabrook

The resident, with reference to Chair Announcements and the Churchill development, informed Members that the cabling trench had now been filled in however a substantial amount of litter had been left behind which has been cleared up by the developer.

Cllr. D Neave, with reference to Chair Announcements and the meeting with ESCC Highways, informed Members that at the end of March, beginning of April, the A259 from Seaview Avenue going east towards Newhaven will be closed overnight from 8pm for maintenance. Buses will be diverted via the A27 which may lead to East Saltdean, Telscombe and Peacehaven being cut off from public transport during this period and requested Mr. Sargent seek further information so that residents can be advised.

PH396 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Cllr. D Brindley – no reason given

Cllr. J Farmiloe – accepted (due to Cllr. R Farmiloe being hospitalized) Cllr. B Gosling substituted

Cllr. R Farmiloe – accepted (hospitalized)

Cllr. J Harris – noted (due to adverse weather conditions)

Cllr. A Harrison - noted (due to adverse weather conditions) Cllr. D Neave substituted

Cllr. J Harrison-Hicks – noted (due to adverse weather conditions)

PH397 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

PH398 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 6th February 2018

Cllr. M Simmons proposed as Chair and the only Councillor present who had attended the meeting

Cllr. B Gosling seconded as Chair of Council

Approved

Debate:- none

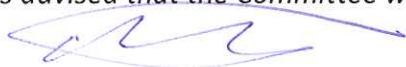
REPORTS

PH399 GRASS VERGE CUTTING

Resolution not necessary following information received with regards to 2018-19 funding from ESCC for grass verge cutting. Members recommended the item return to P&H's under confidential with three quotes and a record of past complaints to determine a contractor for 2018-19

S Landers advised that the Committee would need to be quorate in order to agree a resolution

Signed



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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
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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.

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

An asbestos survey should be carried out prior to demolition.

Cllr. D Neave proposed
Cllr. B Gosling seconded

Agreed

Comments

1 x Objection letter

1 x No objection letter

LW/18/0064 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

Signed



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PH400 PLANNING APPLICATIONS continued

LW/18/0090 Steve Howe	1A Lea Road	Replace roof to part of existing dwelling to create two bedrooms and bathroom, divide existing dwelling to create 2 dwellings and off road parking for C/o Delavals Design	West
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No Objection subject to ESCC Highways confirming the proposed access to each property complies with safety requirements being as this is a corner plot.

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. 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. D Neave proposed
Cllr. B Gosling seconded

Agreed

PH401 INFORMATION TO NOTE

Noted

PH402 PLANNING DECISIONS

LW/17/0955	Refusal Recommended	Refused	C
LW/17/1020	No Objection	Planning Permission	D
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:-

- 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

Cllr. A Harrison proposed
Cllr. R Farmiloe seconded

Agreed

Comments

1 x Objection letter from neighbour (foundations would cross boundary with neighbouring property)

Signed



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PH402 PLANNING DECISIONS continued

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

Noted

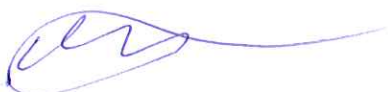
NEXT MEETING

PH403 TO CONFIRM DATE OF NEXT MEETING – Tuesday 20th March 2018 at 7:30pm

Noted

THE MEETING ENDED AT 8:30pm

Signed



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