MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE

HELD ON TUESDAY 5TH FEBRUARY 2019 AT 7.30PM

IN COMMUNITY HOUSE, ANZAC ROOM

**Councillors of this Committee**

**EX OFFICIO**

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)

Cllr Daryll Brindley, Cllr Sue Griffiths, Cllr Alan Milliner, Cllr Claude Cheta

**In Attendance** Matt Gunn Marketing Assistant

Vicky Onis Admin Assistant

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| **GENERAL BUSINESS** |

1. **PH 556 CHAIR ANNOUNCEMENTS**

Good evening residents, thank you for coming to the Planning and Highways meeting this evening, Tuesday 5th February 2019.

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 car park.

* Cllr Simmons advised that he will be absent for 6 weeks from March 4th 2019 for a knee replacement operation.
* The Wrestling is coming up on Saturday 16th February.
* Next Tuesday meeting Policy & Finance is now cancelled as there is nothing to report

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| 1. PH 557 PUBLIC QUESTIONS |

**Mike Gatti** – **North Ward** - With regard to previous public questions asked.

**23rd October 2018 PH 504**

I asked firstly a question regarding installing signage near schools asking drivers to " Cut their engines and cut pollution" as else ware in the district   Cllr Smith was to take this forward, which I believe he did, can the committee check on any progress please.

The second related to Lower Hoddern Farm and the construction traffic using Pelham Rise. Cllr Simmons stated at the recent Full Council meeting that he cannot get an answer from LDC. Correct?

Lastly I asked about the signage Barratts have installed on Pelham rise requiring planning permission - has this be followed up?

On behalf of Lucy Symonds who asked a question regarding crossings at the same meeting, may she have a response to her question?

**13th November 2018 PH 517**

I asked a question about coastal erosion, and if the committee would ask LDC & Tim Bartlett for an update on their Coastal Management Implementation Plan. This was to be actioned by Cllr Simmonds and Committee. Still awaiting a response.

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| 1. **PH 558 TO CONSIDER APOLOGIES FOR ABSENCE** |

Cllr Claude Cheta Family Bereavement

Cllr. Job Harris Hospital Appointment

Cllr Daryl Brindley was absent

Cllr Alan Milliner Cllr Ann Harrison sub for Cllr Milliner

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| **4. PH 559 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS** |

**No Declarations**

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| **5. PH 560 TO ACCEPT THE MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE 5TH JANUARY 2019** |

**Minutes Accepted**

Proposed - Cllr Sue Griffiths

Seconded – Cllr Lynda Duhigg

All accepted

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| **PLANNING APPLICATIONS RECEIVED** |

**6. PH 561: LW/19/0047 – 21 Sunview Avenue ( Pages 7-21) case officer** Mr Matt Kitchener

Proposed construction of a new 3 bedroom detached chalet bungalow following demolition of existing bungalow

**Comments**

Cllr Ann Harrison The roof is a dreadful design, doesn’t fit into local surroundings.

Cllr Lynda Duhigg no reason not to propose approve, roof lines and designs are changing and has no problem with the design

**Recommend to grant planning permission**

Proposed - Cllr Lynda Duhigg

Seconded – Cllr Sue Griffiths

Objected – Cllr Ann Harrison

**Planning Recommendations**

1. 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.

2. Sympathetic materials to be used.

3. Require a waste Minimisation Plan

4. Vehicles belonging to construction staff should not block access for other residents and should not be parked on the grass verges or at junctions.

5. Any damage to the grass verges during construction must be repaired by the developer.

6. 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.

7. If parking at the front of the 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.

**7. PH 562: LW/19/0042 – 239A South Coast Road (Pages 22-31) case officer** Mr Matt Kitchener

**Proposal** : Subdivision of existing 2 x 1 bedroom flats to 4 x studio fats

**Comments**

Cllr Sue Griffiths Queried that Lewes District council do not seem to have a minimum space policy for flats, concerned that the 4 studio flats will be very small

**Recommendation: To grant planning permission**

Abstain - Cllr Ann Harrison

Proposed - Cllr Sue Griffiths

Seconded - Cllr Lynda Duhigg

**Planning Recommendations**

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**8. PH 563: LW/19/0954 – 239 South Coast Road (pages 32-42) case officer Mr Russell Pilfold**

**Proposal :** Conversion of existing rear detached vacant garage to start-up office unit

**Recommendation – To grant planning permission**

Proposed - Cllr Sue Griffiths

Seconded Cllr Lynda Duhigg

All in agreement

**Comment**

Sue agreed that its important to have more starter units in the Town.

**Planning Recommendations**

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**9. PH 564: LW/19/0019 – 239 South Coast Road (pages 43-46) case officer Mr James Emery**

**Proposal: Illuminated sign to front elevation**

**Recommendation to Grant Approval**

All in agreement

**Planning Recommendations**

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**10. PH 565 LW/19/0061 - 47 Piddinghoe Avenue (Pages 47-50) case officer Mr Russell Pilfold**

**Proposal:** Variation of Planning Condition 1 (Plans) relating to Planning Approval Reference Number: LW/17/0696 the building having additional roof lights

**Recommendation – To grant planning permission**

Proposed Cllr. Ann Harrison

Seconded Cllr. Lynda Duhigg

All in agreement

**Planning Recommendations**

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**11. PH 566: LW/19/0004 -5 Telscombe Park (pages 51-56) case officer Mr Russell Pilfold**

**Proposal:** Erection of porch

**Recommendation – To grant planning permission**

Proposed Cllr Sue Griffiths

Seconded Cllr Lynda Duhigg

All in agreement

**Planning Recommendations**

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**12. PH 567: LW/19/0975 – 38 Rowe Avenue (pages 57-66) case officer** Mr Robin Hirschfeld

**Proposal:** Proposed loft conversion with rear and front dormer

**Recommendation – To grant planning permission**

Proposed Cllr Lynda Duhigg

Seconded Cllr Sue Griffiths

All in agreement

**Planning Recommendations**

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**13. PH 568: LW/18/0858 – 6 Cripps Avenue (Pages 67-71) case officer** Mr Robin Hirschfeld

Proposal : Loft conversion including roof extension, three roof lights and rear dormer

**Recommendation to grant planning permission**

Proposed Cllr Sue Griffiths

Seconded Cllr Ann Harrison

All in agreement

**Planning Recommendations**

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**14. PH 569: LW/18/0967 Lower Hoddern Farm (Pages 72-75) case officer Mr Piotr Kulik**

**Proposal:** Application for Discharge of Condition 7) Electric Vehicle Charging points of planning permission granted 05 September 2018 for the development of 143 dwellings (55 affordable),outline planning application for up to 307 dwellings (125 affordable), vehicular, pedestrian and cycle access, internal site roads, parking and public open space, including extension to Peacehaven Centenary Park, and landscaping, all matters other than access reserved. (Ref: LW/17/0226)

**Comments**

Cllr Harrison I know they have probably gone to a supplier of electric points, I find it strange they are trying to discharge it when they haven’t even been installed yet.

Cllr Simmons my personal views are that we are going electric, I think they have a duty, to install them.

Cllr Griffths I don’t see how they can be discharged when not put in ground yet.

**Refusal Recommended**

Proposed to Reject - Cllr Sue Griffiths

Seconded Cllr Lynda Duhigg

**15. PH 570 LW/18/1009 – 52 Gladys Avenue (Pages 76-107) case officer Mr Piotr Kulik**

**Proposal:** Partial demolition of existing bungalow, erection of rear single storey extension & loft conversion (hip to gable), sub-division of plot to form two semi-detached bungalows, and creation of side dormers (amended description)

**Recommend to Grant Permission**

Proposed Cllr Sue Griffiths

Abstain Cllr Sue Griffiths

Abstain Cllr Ann Harrison

Approved Cllr Melvyn Simmons

**Comments -** Two letters of Objection from Neighbours

Cllr Harrison concerned about the objections raised by Neighbours - Trend to over develop small plots, extra cars parked in narrow roads, Drainage, causing sink holes which have already been seen in this particular street.

Cllr Simmonds Lamppost on the verge outside, restricting access to the proposed driveway access. If lamppost cannot be moved, there will be more cars parked on the street.

**Planning Recommendations**

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**16. PH571 LW/18/1013 – Neville Lodge, 15 Rowe Avenue (Pages 108-117) case officer Mr Russell Pilfold**

**Proposal:** Discharge of conditions 8, 9, and 10 relating to approval LW/16/0841

**Recommendation – To grant planning permission**

Proposed Cllr Ann Harrison

Seconded – Cllr Sue Griffiths

All in Agreement

**Planning Recommendations**

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**17. PH572 LW/19/0016 – 1A Lea Road (Pages 118-134) case officer** Mr Piotr Kulik

**Proposal:** Division of existing single dwelling to create 2 dwellings with off road parking, including the replacement of part of roof

**Recommendation to Grant Planning permission**

Proposed Cllr Lynda Duhigg

Seconded Cllr Sue Griffiths

All in agreement

**Planning Recommendations**

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| **DECISION NOTICES** |

**18. PH 573 LW/18/0968 – 1 Cliff Avenue (Permission Granted**

**19. PH 574 LW/18/0787 – Land Adjacent to 8 Gold Lane (Permission Granted)**

**20. PH 575 LW/18/0962 – Neville Lodge 15 Rowe Avenue (Variation Granted)**

**21. PH 576 LW/18/0619 – 8 The promenade (Permission Granted)**

**22 PH 578 LW/18/0977 – 1 Morestead – certificate of lawful use or development (Proposed)**

**Date of Next meeting** Tuesday 26th February 2019 & 7.30pm

Meeting closed 8.15 pm