**MINUTES OF THE MEETING OF THE EMERGENCY PLANNING & HIGHWAYS COMMITTEE**

**HELD ON Tuesday 8TH JANUARY 2019 AT 7:30PM**

**IN COMMUNITY HOUSE, ANZAC ROOM**

**Committee Members** **Councillors:** Melvyn Simmons (Chair) Lynda Duhigg (Vice Chair) Jackie Harrison-Hicks Job Harris

Claude Cheta Sue Griffiths

Alan Milliner Daryll Brindley

**Present**  **Councillors:** Melvyn Simmons Job Harris

Sue Griffiths Alan Miliner

Claude Cheta Lynda Duhigg

**In Attendance** Matt Gunn – Business Admin Apprentice

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| **GENERAL BUSINESS** |

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| **PH542 CHAIR ANNOUNCEMENTS** |

Good evening residents, thank you for coming to the Planning and Highways meeting this evening, Tuesday 8th January 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 Service Car Park.

I would like to wish everyone a happy new year and hope you all had a good Christmas.

A minute of Silence was held to pay respect to former Mayor W.C PARRIS who recently passed away.

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| **PH543 PUBLIC QUESTIONS** |

***No Questions***

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| **PH544 TO CONSIDER APOLOGIES FOR ABSENCE** |

Cllr. J Harrison-Hicks – (illness)

Cllr. Daryll Brindley- noted

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| **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.

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| **PH545 TO ACCEPT THE MINUTES OF THE P&H MEETING ON 13TH DECEMBER** |

**MINUTES ACCEPTED**

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| **REPORTS** |

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| **PH546 LW/18/0962- Neville Lodge, 15 Rowe Avenue** |

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| **LW/18/0962**  **Case Officer:**  Christopher Wright | **15 Rowe Avenue** | **Variation of Planning Condition** | **West** |
| Cllr. S Griffiths noticed that the work had already taken place and had been done incorrectly by the developer as the work did not comply with the original proposal. Therefore this is a retrospective application.  **Recommendation: To grant planning permission**  *Cllr. J Harris proposed*  *Cllr. L Duhigg seconded*  **All Agreed** | | | |

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| **PH547 LW/18/0899- 246 SOUTH COAST ROAD** |

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| **LW/18/0899**  **Case Officer:**  Christopher Wright | **246 SOUTH COAST ROAD** | **Addition of a second floor to the property to accommodate two new flats** | **West** |
| Cllr. Cheta was concerned that adding a new roof to the building may impact on the height of the building, which is a concern.  Cllr. Simmons stated that the application does not include how much higher the roof will be with the additional two flats.  Cllr. Griffiths said that it would be important for the new flat roof to have suitable weather provisions in place to avoid the risk of the of roof collapse similar to what had happened a few months ago further down the south coast rd.  The chair requested that standing orders were suspended to let a resident (Mr Gatti) Speak.  All agreed  \*STANDING ORDERS SUSPENDED\*  Mr Gatti speaks about the access to the site will be difficult as behind the property is a narrow road so would be difficult for large vehicles to use that road.  \*STANDING ORDERS REINSTATED\*  *Cllr. J Harris proposed*  *Cllr. C Cheta seconded*  **All Agreed**  **Recommendation: To grant planning permission on the basis that the following items are considered:**   * ***Site hours are 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 be parked on grass verges*** * ***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 a259 and to ease congestion*** * ***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.*** * ***With large sites a vehicle wheel wash system to be used to stop contamination of the public highway*** | | | |

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| **PH548 LW/18/0947- 7B PHYLLIS AVENUE** |

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| **LW/18/0947**  **Case Officer:** Piotr Kulik | **7B PHYLISS AVENUE** | **Change of use to class B2 use for motor vehicle repairs, servicing, sales and valeting** | **West** |
| Cllr. Griffiths commented on how it was good that the planning application includes forecourt parking which means that there won’t be extra cars parked on the street.  **Recommendation: To grant planning permission**  *Cllr. L Duhigg proposed*  *Cllr. A Milliner seconded*  **All Agreed** | | | |

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| **PH549: LW/18/0952- 206 South Coast Rd** |

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| **LW/18/0952**  **Case Officer:** Piotr Kulik | **206 South Coast Rd** | **Prior Approval for change of use from two ground floor A1/A2 retail units to residential dwellings** | **West** |
| Cllr. Duhigg stated that the ground floor of 206 south coast road is currently occupied by open house estate agents and a key cutters. Cllr. Duhigg also commented on the fact there is plenty of off street parking so the additional dwellings would not increase parking on the road.  Cllr. Griffiths said that it is important to keep commercial premises in the town.  Cllr. Simmons stated that in previous meeting the council had agreed to dismiss commercial premises turning into dwellings, as it is important to keep as many commercial premises in the town as possible.  Cllr. Griffiths said that accepting this application would be going against the neighbourhood plan.  Cllr. Milliner was concerned that only one property was shown on the application so the application was fundamentally flawed as you couldn’t make a fair judgement on the second property.  **Refusal Recommended:**  **Objection**  **Accept Casting Vote:**  *Cllr. S Griffiths Proposed Cllr. L Duhigg Proposed Cllr. M Simmons- Objection*  *Cllr A Milliner seconded Cllr. J Harris Seconded* | | | |

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| **PH550 LW/18/0932- 12 GLADYS AVENUE** |

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| **LW/18/0932**  **Case Officer:** Piotr Kulik | **12 GLADYS AVENUE** | **Erection of two storey rear extension and garage conversion** | **East** |
| Cllr. Duhigg stated that the property has a lot of land for development.  **Recommendation: To grant planning permission**  *Cllr. L Duhigg proposed*  *Cllr. C Cheta seconded*  **All Agreed** | | | |

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| **PH551 LW/18/0831- 40 SLINDON AVENUE** |

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| **LW/18/0831**  **Case Officer:** Matt Kitchener | **40 SLINDON AVENUE** | **Replacement of existing detached chalet bungalow with two semi-detached chalet bungalows** | **East** |
| ***\*No Comments\****  **Recommendation: To grant planning permission**  *Cllr. J Harris proposed*  *Cllr. C Cheta seconded*  **All Agreed** | | | |

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| **PH552 LW/18/0968- 1 CLIFF AVENUE** |

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| **LW/18/0968**  **Case Officer:** April Parsons | **1 CLIFF AVENUE** | **Part demolition of existing garage and construction of single storey side extension** | **East** |
| Cllr. Duhigg stated that there is plenty of land to accommodate the extension.  Cllr. Harris stated how the conversion would only be small.  **Recommendation: To grant planning permission**  *Cllr. J Harris proposed*  *Cllr.*  *L Duhigg seconded*  **All Agreed** | | | |

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| **PH553 LW/18/0977- 1 MORESTEAD** |

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| **LW/18/0977**  **Case Officer:** Piotr Kulik | **1 MORESTEAD** | **Proposed Conversion of Integral Garage to form Annex Accommodation** | **North** |
| Cllr. Griffiths was concerned that there was no planning notice outside the property when she had been to look at the site, and wanted to know if any objections to the building had been submitted.  Cllr. Harris stated that he had some concerns about extra noise from the annex as it will be very close to the neighbour’s property.  **Recommendation: To grant planning permission**  *Cllr. L Duhigg proposed*  *Cllr. C Cheta seconded*  **All Agreed** | | | |

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| **DECISION NOTICES** |

LW/18/0804 – 128 The Promenade- **NOTED**

LW/18/0567- 18A Valley Road- **NOTED**

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| **NEXT MEETING- 5th February 2019** |

**NOTED**

**Meeting Ended 8:05**