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PEACEHAVEN TOWN COUNCIL

MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE HELD ON TUESDAY 9TH APRIL 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 Vicky Onis, Admin Assistant

GENERAL BUSINESS

1. PH 606 CHAIR ANNOUNCEMENTS

Good evening residents, thank you for coming to the Planning and Highways meeting this evening, Tuesday 9th April 2019.

Firstly may I remind you of the Health and Safety announcement, we are not expecting any evacuations, but if we do the alarm will sound and you will be required to leave the building in the closest available route and we will meet in the grass area in the south car park.

2. PH 607 PUBLIC QUESTIONS

There will be a 15 minute period when members of the public may ask questions on any relevant PLANNING AND HIGHWAYS MATTER. It would be preferable if the question is submitted in writing by 12 noon on the day of the meeting. Each speaker is restricted to 3 minutes.

Question 1

Mike Gatti – Peacehaven Focus Group

Chalkers Rise/Barretts

Barratts are yet again breaching the terms of the planning application for this site, myself and residents have witnessed contractors working out of the permitted hours/days stated on the application.

- Starting before 8.00am and finishing at times 8.00pm Weekdays
- Working beyond 1.00pm Saturday (witnessed at 3.00pm)
- Working from 8.00am Sunday

I spoke to the Barratts Site agent on Monday, and he the reason he gave was to have the show houses ready for the launch at the weekend. Unfortunately, residents reported other works being carried out elsewhere on site.

Although many residents have complained to LDC (Jennifer Baxter), we feel that PTC should add their voice to this on behalf of their residents.

Cllr Duhigg – Totally agree with you

Mike Gatti - tonight I received an email from Jennifer to say she's arranging a site meeting to sort these problems out. Would be an idea to say a councillor will attend?

Lynda- after tonight's meeting we will be writing again on this issue that they are breaching their planning regulations and that we are going to request that she comes at our request also at the town council, myself as chair of planning at the moment, plus any other councillors but more initially the councillors of the North Ward, but it affects all of Peacehaven so hopefully our email will go off tomorrow, that we request a site visit and give her some dates and open to all councillors to attend at the specific site meeting.

Mike Gatti – so shall I reply to tell her that councillors may be interested in attending?

Cllr Duhigg – Yes please do, that will be your correspondence as well as ours

Cllr Griffiths – They keep saying they can't have any liaison meetings as they have nowhere to hold them yet, but what's wrong with our buildings?

Cllr Duhigg – they are aware that we have office space here and meetings rooms, so that will also be pointed out that the invitation will be to attend here to discuss issues and after when they are not complying with their planning conditions they are able to book a room here and also concerned north ward residents that wish to come along and have their say. A letter will be going out after tonight's meeting.

Question 2

Mr D Seabrook

Planned Highways Works A259/Sutton Avenue associated with LW/2017/0226

These works will allow for lane widening at the Junction of the A259 and Sutton Avenue in order to increase the traffic flow.

The plans only include minor footway improvements and tactile paving at crossing points. This will not improve the safety of the junction for pedestrians and will in fact make it less safe.

No consideration has been given to pedestrians attempting the cross Sutton Avenue which can be quite dangerous especially if you have mobility issues. It takes around 4 seconds to cross half of the road, longer with mobility issues. Cars frequently do not slow down when negotiating the junction and a wider junction will only make this worse.

Neville Court which will have around 50 to 60 elderly people in residence eventually will all need to cross this junction to access bus stops, coffee shops, banks and shops. There are several other blocks of flats in this area specifically for elderly residents.

I fear that there will be an accident and or someone killed if the road is widened further unless additional consideration is given to pedestrians. Ideally a Pedestrian crossing should be installed as a part of these works.

I would like the council to take this up with ESCC and pursue a solution.

I request that you look at this matter urgently as the deadline for receipt of comments is 12th April 2019.

Cllr Duhigg – we have got time to reply and will send out an email tomorrow on behalf of David in Public Question time and we will highlight these issues and with your agreement David can we copy your letter in with the email.

D Seabrook – Yes that's fine

3. PH 608 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr Simmons – Recovering from Knee surgery

Cllr Harrison-Hicks – Unwell

Cllr Brindley – not in attendance

Cllr Harris – not in attendance

Apologies Accepted

4. PH 609 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr Griffiths - Declaring an interest - The house in Firlie Road that is on the Planning Agenda, is kindly giving the Community Gardens the compost removed from the building works. It's not for personal use and will be for the community gardens.

5. PH610 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE 26TH MARCH 2019

Minutes accepted.

Proposed – Cllr Milliner

Seconded – Cllr Griffiths

All accepted

6. PH611 TRAFFIC FLOW IMPROVEMENT PLAN

Cllr Griffiths – seems to favouring traffic than anyone else, would like to know if the islands are large enough for mobility scooters to sit on without sticking out into the road.

Cllr Cheta – we need to echo the concerns expressed by the resident in Public Questions

Cllr Duhigg – *I'm just going to suspend standing orders for just a moment.* David can I ask, having looked at these again, the pedestrian crossing you proposed is which area?

David Seabrook - To cross Sutton Avenue, what they haven't done is produced a plan of what it is at the moment so you can compare it easily. What it is at the moment is a problem.

Cllr Duhigg – I don't think any of these entrances/exits off this round about are safe for pedestrians

Mike Gatti – wasn't one of the original suggestions to put a crossing up by Rowe Avenue?

Cllr Duhigg - this will need to be looked at further, given the future impact. This design is not going to cope with the traffic flow at the moment, or the increased traffic flow in the future, either end looks too tight. When we send that email out tomorrow we will also put in about our concerns about the traffic flow roundabout, and reiterate that's another reason why we want a meeting with them and the representatives.

Cllr Cheta - the drawing is very small, it's not enabling someone to look at it properly.

David – the issue is not what they are planning to do there, it's what they are not doing, this is an opportunity to make that whole area safer and they are disregarding that completely.

Cllr Duhigg - *I'm reinstating standing orders*

7. PH612 FOOTPATH AT CENTENARY PARK

Cllr Griffiths – This is a long standing route that residents have used, I'm assuming but they haven't told us that Barretts will unblock that path. Looking at the planning application that path is still there after the building? So they have to reinstate that path for public use after they have finished using it for their car park.

What I'd like to see are residents putting in a claim of public right of way, but it's quite an onerous task for individuals to do, I'd like to propose the council has a working group where councillors and residents can work together. I know the pathway is valued and I know it wasn't a public right of way, and I know the farmers actually gave up putting a fence up as people kept breaking it down and when Lewes District council put a fence up it was broken down again, so it was just left. There is years and years of evidence of people using it.

Cllr Duhigg – so you suggest a working party of residents and councillors.

Cllr Griffiths - I'm suggesting that we have a right of way working party, as there might be other paths in the future. I think we need to get it registered as they may take it over again, there's a path at Valley Road been blocked off as well.

Cllr Cheta – we need to do what can to show support, I was very concerned to read what the school clubs have to do now

To create a working party group

Proposed – Cllr Griffiths

Seconded - Cllr Cheta

All in favour.

PLANNING APPLICATIONS RECEIVED

8. PH613 LW/19/0215 – 34b Sunview Avenue

Proposal: Proposed conversion of existing garage

Comments: no significant affect, not changing the landscape.

Recommend Approval

Proposed - Cllr Cheta

Seconded - Cllr Milliner

All in agreement

9. PH614 LW/19/0153 – 90b Phyllis Avenue

Proposal: conversion of a 3 bed detached bungalow and garage into 2x 2 bed semidetached bungalows.

Comments: struggled to read, drawing was too small. No impact on area, size of land appropriate, all in keeping with street scene.

Recommend Approval

Proposed – Cllr Duhigg

Seconded - Cllr Milliner

All in agreement

10. PH615 LW/19/0148 – 15 Phyllis Avenue

Proposal: proposed single storey extension to the rear

Recommend Approval

Proposed – Cllr Cheta

Seconded – Cllr Griffiths

All in agreement

11. PH616 LW/19/0144 – 156 South Coast Road

Proposal: demolition of existing conservatory, new single story extension, width to match existing length to 4m

Recommend Approval

Proposed – Cllr Milliner

Seconded – Cllr Cheta

All in agreement

12. PH617 LW/19/0195 – 206 South Coast Road

Proposal: cycle hoops

Comments: already been approved

13. PH618 LW/18/0402 – Appeal 41 Firle Road

Proposal: APPEAL – Single story rear extension and two storey side extension to form a two bedroom dwelling

Comments:

Cllr Griffiths – reiterate our objection. There are inaccuracies in the Counter Statement to the Local Council's refusal. They state that the cycle storage & bin area is to be by the west wall but the wall is to the north it is a hedge to the west.

Cllr Cheta – there was objections before from Neighbours, has anything changed?

Cllr Griffiths – The statement challenges the Council statement regarding the open garden space on the opposite corner but there is only one corner opposite the property which is the garden of 134 Horsham Avenue North and not an empty plot

Recommendation: counter statements inaccurate. Decision stands

Action Plan

Vicky to email Jennifer Baxter raising issues with Breaches of Conditions for Chalkers Rise & to suggest a meeting between, Barrett's, Ward Councillors and residents concerned, to discuss a way forward. **Email sent 11/4/19 – response 11/4 apologising for the delay & an update to say she is arranging a site meeting with Barretts hopefully week commencing 15th April.**

Vicky to Email to Dan Witcher Principal Officer (Implementation Team) with regards to the serious concerns with the Traffic flow Improvement Plan S1/302 Sutton Avenue. **Email sent 11/4/19 I emailed again on 15/4 to ask if he received my email as I had received no acknowledgement**

Meeting finished at 8.15pm

Date of Next meeting Tuesday 30th April 2019 at 7.30pm