

# **PEACEHAVEN TOWN COUNCIL**

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TOWN COUNCIL OFFICE  
MERIDIAN CENTRE  
MERIDIAN WAY  
PEACEHAVEN  
EAST SUSSEX

## **Minutes of the meeting of the Planning & Highways Committee held in Community House, Meridian Centre at 7.30pm on Tuesday 1<sup>st</sup> October 2019**

**Present** Cllr I Sharkey (Chairman), Cllr J Harris, Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr G Hill, Cllr L Mills, Cllr A Goble, Cllr A Milliner,

**Officers** Victoria Onis (Admin)

**Public** Three members of the public were present

### **1 PH700 CHAIR ANNOUNCEMENTS**

The Chairman welcomed everyone to the meeting and read the Health and Safety announcement.

The Chair expressed the thanks of the Committee to Councillor Duhigg who has stepped down from the Peacehaven Planning Committee, because of potentially conflicting positions as she is a member of the Planning Committee at Lewes District Council.

### **2 PH701 PUBLIC QUESTIONS**

Residents' concerns following the approval of planning permission by LDC for the Webbs site at 16 - 28 Cripps Avenue Peacehaven (LW/19/0398) would it be possible for this committee to seek an assurance from the Planning Enforcement department at Lewes (Jennifer Baxter) that this development will be properly monitored as it progresses.

Residents have witnessed the many problems that the Barratt development at Chalkers Rise has caused, and although this is not on the same scale, we feel that due to it being on the same stretch of road, which narrows at this point, is close to a bend, on a bus route, adjacent to a busy school entrance, and with no proper pedestrian crossing on this road.

There is a distinct possibility of safety and traffic issues regarding delivery lorries, site and other traffic, the parking of workers vehicles etc.

We feel that it should be actively overseen, and strictly monitored by LDC, as they must bear some responsibility to Peacehaven residents having readily approved it

**ACTION** – Cllr Paul will be watching this situation very carefully. Cllr Paul was at the Lewes Planning Meeting for the Webbs site; it was advised that there will be restrictions at busy school times which will need to be monitored, as the same restrictions in place at Barrett's site are not adhered to.

### **3 PH702 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

An apology from Cllr Cheta was accepted

**4 PH703 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There were no declarations of interests

**5 PH704 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 3<sup>rd</sup> September 2019,**

It was resolved to adopt the minutes as a true record

**Proposed** Cllr Griffiths

**Seconded** Cllr Hill

All in favour

**6 PH705 REPAIRS TO BENCHES CAVELL/HORSHAM AVE**

Cllr Seabrook gave an update on the benches. The Bench in Horsham Avenue has now been fixed to the ground and is not moveable. The bench in Cavell Avenue will have the slats removed and replaced with wooden slats which are on order.

**7 PH706 COMMUNITY SPEEDWATCH PRESENTATION ON TUESDAY 15<sup>TH</sup> OCTOBER AT 6.30PM - Noted**

**8 PH707 CORRESPONDENCE EMAIL FROM MEMBER OF PUBLIC RISING FROM CHALKERS RISE DEVELOPMENT**

**ACTION** Cllr Sharkey to contact CC Nigel Enever to highlight concerns and to ensure we do not get the same ongoing problems and that Planning Enforcement are monitoring and taking Residents' concerns seriously

**9 PLANNING APPLICATIONS**

<b>PH708 LW/19/0520</b> 246 South Coast Road	Addition of a second floor to accommodate 2 new flats
	<p><b>Peacehaven Town Council recommends Refusal - <u>OBJECTION</u></b></p> <p>Resident has expressed concerns with access to the building. They use a mobility scooter and the entrance is already tight. PTC objects, due to lack of information with access during and after building works, which may stop the resident leaving their home.</p> <p><b>Proposed</b> Cllr Harris <b>Seconded</b> Cllr Paul All in agreement</p>

<b>PH709 LW/19/0526</b> 37 Hoddern Avenue Peacehaven BN10 7PH	Notice of prior approval for a proposed larger home extension
	Noted
<b>PH710 LW/19/0608</b> White Gables The Esplanade Telscombe Cliffs BN10 7HG	Balcony to front elevation
	<b>Peacehaven Town Council Recommends Approval</b> <b>Proposed</b> Cllr Paul <b>Seconded</b> Cllr Harris All in favour
<b>PH711 LW/19/0621</b> 17 Cliff Avenue BN10 8QG	Construction of 2 detached three bedroom bungalows and 2 semi-detached four bedroom houses following demolition of an existing dwelling
	<b>Peacehaven Town Council recommends Refusal –</b> <b><u>OBJECTION</u></b> – Objections received. <ul style="list-style-type: none"> <li>• too big for site</li> <li>• over developed,</li> <li>• land suitable for only 2 properties not 4, tiny gardens as crowded.</li> <li>• 4 parking spaces but most families have 2 cars, so will exacerbate existing parking problems.</li> <li>• Loss of privacy – overlooking, causing loss of privacy or light, too close.</li> <li>• Out of keeping with street scene</li> </ul> <b>Proposed</b> Cllr Harris <b>Seconded</b> Cllr Milliner All in agreement
<b>PH712 LW/19/0636</b> 41 Victoria Avenue Peacehaven	Proposed hardstanding and replacement path in front garden
	<b>Peacehaven Town Council Recommends Approval</b> but commented that the proposed hardstanding & replacement path should be permeable or at least semi permeable  <b>Proposed</b> Cllr Griffiths <b>Seconded</b> Cllr Mills All in favour



<b>PH713 LW/19/0646</b> 36 The Bricky Peacehaven BN10 8SA	Erection of a single storey rear extension, front porch and replacement of a 1 metre high front boundary wooden fence with a 1 metre with a front boundary brick wall
	<b>Peacehaven Town Council Recommends Approval</b> <b>Proposed</b> Cllr Griffiths <b>Seconded</b> Cllr Harris All in favour
<b>PH714 LW/19/0650</b> 36 Seaview Ave, Peacehaven, BN10 8SA	Proposed two storey rear extension
	<b>Peacehaven Town Council Recommends Approval</b> <b>Proposed</b> Cllr Paul <b>Seconded</b> Cllr Seabrook All in favour
<b>PH715 LW/19/0669</b> 87 Malines Avenue Peacehaven	Flat roof dormer to the rear elevation & two new Velux windows to the front elevation
	<b>Peacehaven Town Council Recommends Approval</b> <b>Proposed</b> Cllr Paul <b>Seconded</b> Cllr Seabrook All in favour

#### **10 NOTIFICATION OF PLANNING APPLICATIONS**

<b>LW/19/0672/CD</b> Sunset 16 South Coast Road	Sunset 16 South Coast Road Discharge of conditions 11 (parking and turning area)s and 12 (cycle parking area) in relation to planning approval LW/09/1093
<b>TW/19/0069/TCA</b> 3 Wendale Drive, Peacehaven	T1, T2, T3 (Ash) crown thinning up to 30%, crown lifting up to 6ft above ground level. To prevent pavement obstruction in Telscombe Road and prevent excessive shading to Wendale Drive and Telscombe Close

The Committee noted the planning applications above

#### **11 NOTIFICATION OF PLANNING RESULTS**

<b>LW/19/0491</b> 12 Sunview Avenue Peacehaven BN10 8PJ	Lewes DC <b>Grants Permission</b> Peacehaven's Planning and Highways Committee <b>Supported</b> this application
<b>LW/19/0489</b> 10 Edith Avenue Peacehaven BN10 8LJ	Lewes DC <b>Grants Permission</b> Peacehaven's Planning and Highways Committee <b>Supported</b> this application

The Committee noted the planning results above.

**Date of next Planning meeting** – Tuesday 22<sup>nd</sup> October 2019 at 7.30pm

*There being no further business, the meeting closed at 8pm*



**Sent:** 04 October 2019 09:08  
**To:** Info @ Peacehaven Council  
**Subject:** Urban verge cutting 2020

Dear Peacehaven Town Council,

I am writing in relation to the urban grass cutting service for 2020. East Sussex County Council (ESCC) is continuing to offer the same options as last year and would be grateful if you could let us know which option your Council would like to choose for next year:

**Option 1 - Standard:** Two cuts over the course of a year to be carried out by ESCC at no cost to the Parish/Town Council. Urban grass will be managed for safety purposes only.

**Option 2 – Extra cuts:** Parish/Town Councils may fund an additional four cuts to be carried out by ESCC, totalling six cuts (two standard and four extra) over the course of the year. This would cost Peacehaven Town Council a total of £8,669 for the year.

**Option 3 – Self delivery:** Parish/Town Councils take on responsibility to deliver all urban grass cutting in their area. This must include a minimum of two cuts over the course of the year. ESCC will not carry out any urban grass cutting in the area. ESCC would pay Peacehaven Town Council the sum of £4,335 to do this.

It should be noted that any contractor employed must be suitably competent and qualified to work safely on the highway. Further details are available in the attached document.

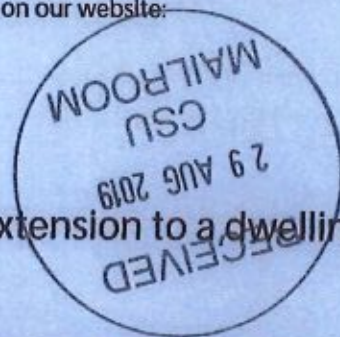
I would be grateful if you could indicate which option your Council would like to choose by **31<sup>st</sup> December**. Please be aware that if we have not heard back by this date, we will default to Option 1 – two standard cuts.





Reference	LW/19/0617
Alternative Reference	Not Available
Application Received	Thu 29 Aug 2019
Application Validated	Tue 24 Sep 2019
Address	118 Roderick Avenue Peacehaven East Sussex BN10 8BS
Proposal	Raise ridge for roof extension
Status	Awaiting decision





# Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

## Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

On receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of their obligations in regards to the processing of your application. Please refer to their website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

## Local Planning Authority details:



**Lewes District Council**

## Planning Services

Southover House, Southover Road, Lewes  
East Sussex BN7 1AB

[planning@lewes.gov.uk](mailto:planning@lewes.gov.uk) / Tel: 01273 484420 / Fax: 01273 484452

## Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require further clarification, please contact the authority directly.

Printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

## 1. Applicant Name and Address

Title:	<input type="text" value="MR"/>	First name:	<input type="text" value="LLOYD"/>
Last name:	<input type="text" value="CHAPMAN"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text" value="118"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text" value="RODERICK AVENUE ."/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="PEACEHAVEN ."/>		
County:	<input type="text"/>		

## 2. Agent Name and Address

Title:	<input type="text" value="MR"/>	First name:	<input type="text" value="TIM"/>
Last name:	<input type="text" value="CORDING"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text" value="3"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text" value="WHITETHORN DRIVE ."/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="BRIGHTON - BN1 5LH"/>		
County:	<input type="text"/>		



## Description of Proposed Works

Please describe the proposed works:

EXTENSION TO ROOF - RAISE RIDGE.

Has the work already started?

☐ Yes ☒ No

Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

☐ Yes ☒ No

Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

## Site Address Details

Please provide the full postal address of the application site.

Unit:  House number: 118 House suffix:

House name:

Address 1: ROBERICK AVENUE

Address 2:

Address 3:

Town: PEACEHAVEN.

County:

Postcode (optional): BN10 8BS.

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):

(date must be pre-application submission)

Details of the pre-application advice received:

## 5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access

proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access

proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?

☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

## 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.



### C. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

Yes, please describe:

### D. Authority Employee / Member

Is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair minded and informed observer, having considered the facts, would include that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Yes, please provide details of their name, role and how you are related to them.

### D. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof	TILES	TILES - RE-USED.	<input type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors			<input checked="" type="checkbox"/>	<input type="checkbox"/>



## 0. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☒ No

Yes, please state references for the plan(s)/drawing(s)/design and access statement:

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# 1. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

## CERTIFICATE OF OWNERSHIP - CERTIFICATE A

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**  
The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or part of, an agricultural holding\*\*

**OTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

\*owner\* is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\*agricultural holding\* has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

16.8.2019

## CERTIFICATE B

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**  
The applicant certifies that I have/the applicant has/one else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\* of any part of the land or building to which this application relates.

\*owner\* is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\*agricultural tenant\* has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



# 1. Ownership Certificates and Agricultural Land Declaration (continued)

## CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

Neither Certificate A or B can be issued for this application

All reasonable steps have been taken to find out the names and addresses of the other owners\* and/or agricultural tenants\*\* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

\*owner\* is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\*agricultural tenant\*\* has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

\*owner\* is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\*agricultural tenant\*\* has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Notice of the application has been published in the following newspaper circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



## 2. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

- ☒ The original and 3 copies\* of a completed and dated application form:
- ☒ The original and 3 copies\* of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:
- ☒ The original and 3 copies\* of other plans and drawings or information necessary to describe the subject of the application:

☒ The original and 3 copies\* of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building:

The correct fee:

☒ The original and 3 copies\* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings):

National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. \*As may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

## 3. Declaration

We hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Date (DD/MM/YYYY):

16.8.2019

(date cannot be pre-application)

## 4. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

## 6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

Other has been selected, please provide:

Contact name:

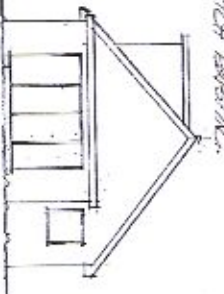
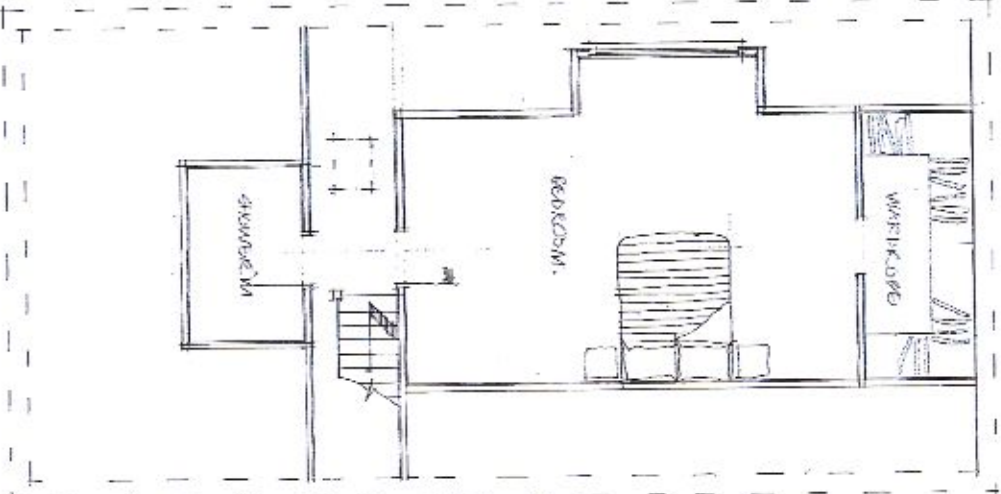
Telephone number:

Email address:

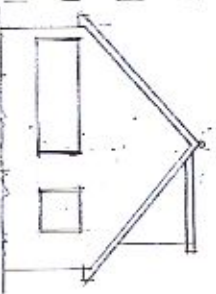
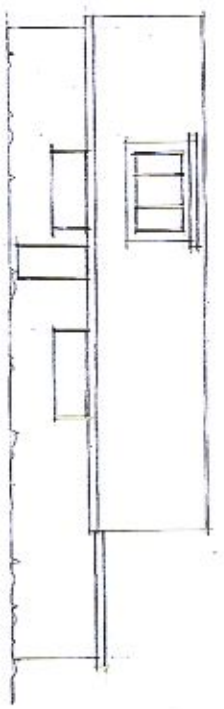




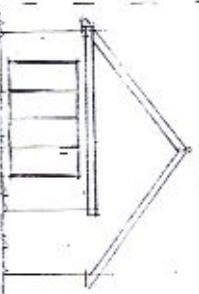
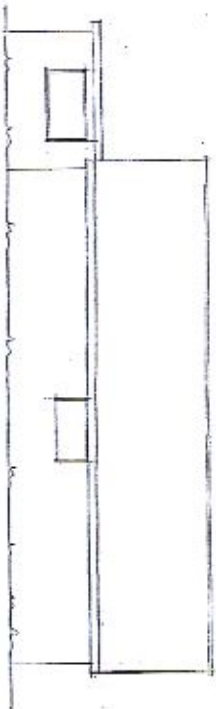
NO. NEW INTERIORS TO BE CAREFULLY RECONSTRUCTED TO MATCH EXISTING.



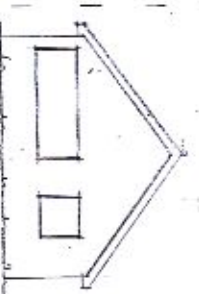
REAR ELEVATION - PROPOSED - SIDE ELEVATION - NORTH



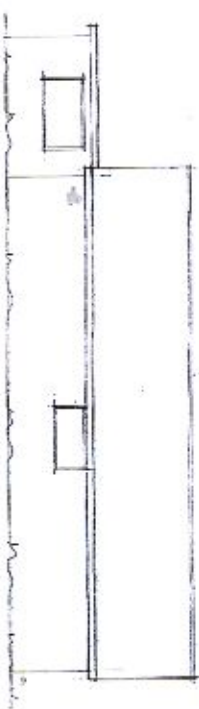
FRONT ELEVATION - PROPOSED - SIDE ELEVATION - SOUTH



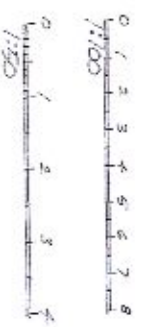
REAR ELEVATION - EXISTING - SIDE ELEVATION - NORTH



FRONT ELEVATION - EXISTING - SIDE ELEVATION - SOUTH



FIRST FLOOR PLAN - PROPOSED



NOTES:  
All dimensions must be checked on site and  
noted on the drawings.  
Changes and other work must be  
approved by the architect.  
The architect is not responsible for  
any errors or omissions.  
The architect is not responsible for  
any errors or omissions.

TIM CORNING  
Architect and Planning Services  
3 WILSON BLVD.  
DUBLIN D11 5L1  
Tel: 0766647520

DATE:  
PROPOSED EXTENSION  
TO ROOF

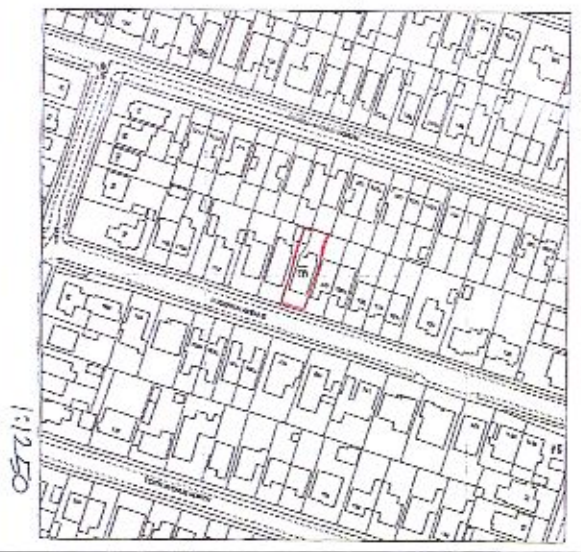
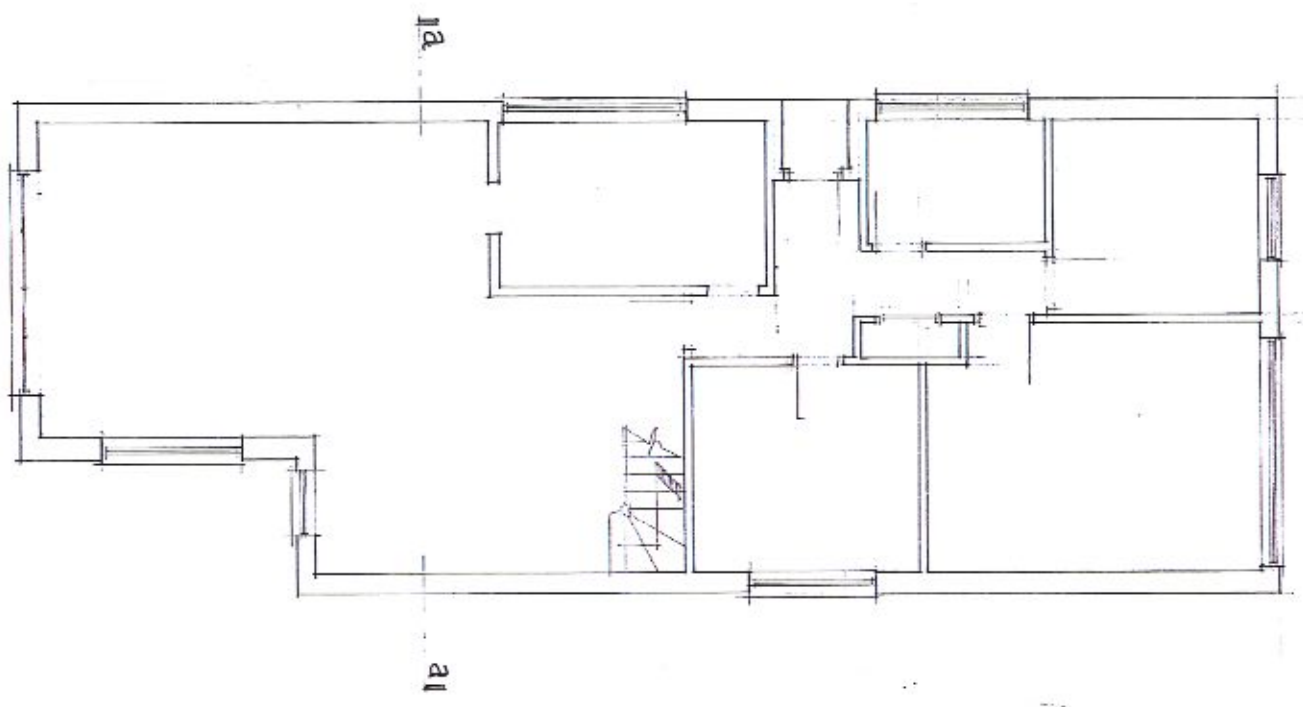
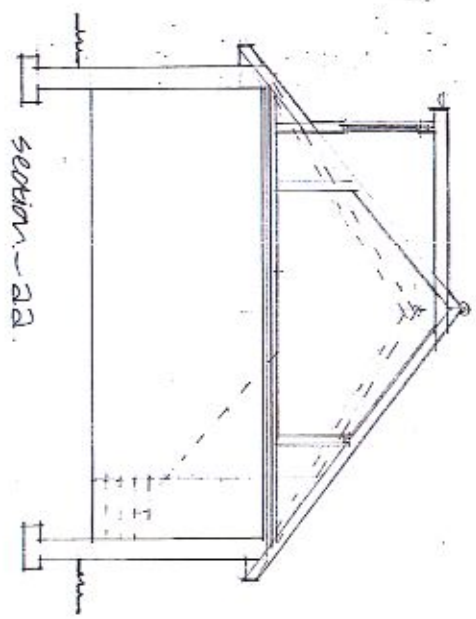
118 ROBERT ALLEN,  
PEACHTOWN,  
B10 8 BS.

Scale 1:50 & 1:100  
DATE: 2007 2007

Drawn By: Tim  
Date:



Notes:  
All dimensions must be checked on the end  
not scaled from the drawing  
CROSSER and other work shown on  
drawings are not to be taken as  
guarantee of any kind and the  
owner is responsible for the  
accuracy of the drawings and the  
work shown on the drawings.



Area	Remarks
1	
2	
3	
4	

**TIM CORDING**  
Architect and Planning Services  
1 Wilketton Drive,  
Bridgton, ME 04912  
Tel: 07766617348

**118 RODRICK AVENUE**  
PENDEHAYEN,  
BN10 8BS.

**118 RODRICK AVENUE**  
PENDEHAYEN,  
BN10 8BS.

**118 RODRICK AVENUE**  
PENDEHAYEN,  
BN10 8BS.

**118 RODRICK AVENUE**  
PENDEHAYEN,  
BN10 8BS.



Reference	LW/19/0695
Alternative Reference	PP-08175230
Application Received	Wed 25 Sep 2019
Application Validated	Thu 03 Oct 2019
Address	1A Lea Road Peacehaven East Sussex BN10 7RN
Proposal	Subdivide existing dwelling to create two dwellings (internal & external works)
Status	Awaiting decision





## SUPPORTING STATEMENT

Relating to application for the proposed subdivision of 1A Lea Road, Peacehaven to create 2 self-contained units, one with 2 bedrooms and the other with 1 bedroom.

### 1.0 INTRODUCTION

- 1.1 This application for the conversion of 1A Lea Road into 2 dwellings takes account of the reasons given for refusing previous applications.
- 1.2 The officer's report (Report) on application ref LW/19/0016 (Last Application) highlighted a number of concerns which led to the conclusion that the proposal should be refused.
- 1.3 There is a need initially to correct an error in the report. There was an assertion that the garage extension now converted into residential use overhangs the boundary, requiring notice to be served on the neighbouring property owner. That is incorrect. The converted extension has no overhang. There is a flush gable now. The proposed development is wholly confined to land owned by the applicant.

### 2.0 THE REFUSAL

- 2.1 Application LW19/0016 was refused for the following reasons:

*a) By virtue of the layout the bedrooms and the limited private amenity space would constitute overdevelopment of the site, and would provide substandard living conditions for future occupiers;*

*b) The proposed dwellings would each have limited plot sizes, out of keeping with the general pattern of development in the locality;*

*c) The proposed first-floor extension by virtue of its height would disrupt the pattern of development, and character the area, creating an awkward and incongruous appearance in relation to the part of the dwelling next to Malines Avenue, thereby adversely affecting the 'street scene';*

*d) By way of the increased height and windows on the rear elevation the proposal would be domineering and provide a perception of overlooking.*

*The proposal would thereby be out of keeping in the locality, would adversely affect the street scene, would not provide suitable living conditions for future occupiers, and would adversely affect nearby occupiers. The proposal would be contrary to Policy ST3 of the Lewes District Local Plan and CP 11 of the Joint Core Strategy.*

- 2.2 The application now submitted, as described below, confirms the changes which have been made to overcome the reason for refusal and address other comments made in the report.

### **3.0 DESCRIPTION OF PROPOSAL**

- 3.1 There is a fundamental difference between the Last Application and the one now submitted. The proposal no longer includes the creation of a first floor for one unit. The proposed units are now confined to the ground floor only.
- 3.2 Many of the criticisms levelled at the previous scheme arose from the addition of a first floor. Elements c) and d) of the reasons for refusal are therefore no longer relevant. Moreover, replacing the 2 bedroomed unit with a 1 bedroomed unit addresses other areas of concern.
- 3.3 The amended scheme now comprises:

#### **3.3.1 98 Malines Avenue (East unit)**

Accessed from Malines Avenue

The accommodation which has an overall floor area of 65 m<sup>2</sup> comprises:

- living room and kitchen/dining room created by removing an existing wall; mechanical extraction for kitchen to outside wall as shown on plan; existing doorway to decked area to be blocked up; rooflight to be formed on west facing roof slope to supplement natural lighting and ventilation
- bathroom with mechanical extraction to outside wall as shown on plan
- bedroom 1 (double) with an area of 11.65 m<sup>2</sup>
- bedroom 2 (single) with an area of 52 m<sup>2</sup>

##### **Outside**

- 2 parking spaces

Private garden fronting Lea Road and Malines Avenue screened by well-established boundary hedges and walls.

#### **3.3.2 1A Lea Road (West unit)**

Accessed from Lea Road

The accommodation which has an overall floor area of 54 m<sup>2</sup> comprises:

- kitchen and living/dining room
- bedroom (double) with an area of 13m<sup>2</sup>
- bathroom with shower

##### **Outside**

2 parking spaces

Front garden with new boundary fencing.

Decked area at the rear (south) extending to around 32m<sup>2</sup>

#### **4.0 PLANNING POLICY**

- 4.1 The Local Plan Part 2, which is now subject to consultation on further modifications, will replace many of the saved policies in the Local Plan 2003. Consideration of the previous application included a reference to the policies ST3 and ST4 both of which will be superseded.
- 4.2 Reference was also made in the Report to policies PT3 (intensification and infilling) and T7 (cycle provisions) both of which were replaced in the Core Strategy.
- 4.3 Nevertheless, and despite the considerable weight which can now be given to the Local Plan Part 2, the new application satisfactorily addresses what were considered to be the shortcomings of the previous proposal in terms of those policies.
- 4.4 The focus of the refusal was Policy ST3 and Policy CP11.

#### **4.5 Lewes District Local Plan 2003 - Policy ST3**

- 4.5.1 The policy sets out 10 criteria lettered (a) to (j). Matters covered by criteria (b) (materials), (d) (environmental considerations), (e) (access), (f) (loss of views), (g) (landscaping), (h) (enclosure of spaces), (i) materials in exposed locations) and (j) efficient use of energy) have not given rise to adverse comment nor have been referred to in the reasons for refusal.
- 4.5.2 Criterion (a) covers several issues. Omission of the first floor element and the reduction in accommodation has reduced the density. Criterion (c) has been addressed by the omission of the first floor element and the installation of a rooflight for the east unit.

#### **4.6 Local Plan Part 1 Lewes District Core Strategy - Policy CP11**

- 4.6.1 This policy is of limited relevance to the proposal. The omission of the first floor, reduction in accommodation and introduction of a rooflight for the east unit creates a satisfactory environment for both existing and future occupants.

#### **4.7 Local Plan Part 2**

- 4.7.1 The Local Plan Part 2 includes a raft of new development management policies. Policy DM8 is now relevant and likewise policy DM 26 (refuse and recycling), though refuse and cycle storage is covered in policy DM 8.

#### **4.7.2 Policy DM 8**

The policy applies to residential subdivisions. These will be permitted where certain criteria are met:

- (1) there is adequate provision for car parking, private amenity space for residents, and storage for bicycles and recycling/refuse containers;



(2) the proposal would not result in unacceptable harm to the amenities of neighbouring residential properties through loss of privacy or daylight levels of activity to give rise to excessive noise or disturbance;

(3) there would be no adverse impact on the character of the immediate locality through the cumulative impact of physical alterations or extensions to the original dwelling or other structures;

As is the case with policies CP11 and ST3 the omission of the first floor, reduction in accommodation and introduction of a rooflight for the east unit has addressed criteria (2) and (3). The provision of both cycle and refuse storage has addressed criterion (1).

## **5.0 CONCLUSION**

5.1 The report confirms there is no objection in principle to developing the site provided it will be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity and is in accordance with the Lewes District Local Plan 2003, the Lewes District Joint Core Strategy and the National Planning Policy Framework 2019.

5.2 It is considered that the revised proposal has dealt with the various aspects of the previous application which resulted in the refusal. In particular:

- the omission of a first-floor eliminates any potential detrimental impact to the street scene;
- the omission of a first-floor eliminates any adverse impact in relation to neighbouring property;
- replacing the existing flat roof with a pitched roof will arguably enhance the appearance of the property in the street scene;
- cycle and bin storage is provided for both of the units;
- the room sizes of the proposed accommodation meet the national standard adopted by the planning authority;
- the amenity space to the north and south associated with the west unit is acceptable for a 1 bedroomed unit;
- the amenity space to the north and east of the east unit can properly be described as private in view of the well-established boundary hedge to both the Lea Road and Malines Avenue frontages;
- the inclusion of a rooflight for the kitchen/dining room/lounge to the west unit to increase natural daylight.

5.3 It is considered that the revised scheme is fully policy compliant with the existing Local Plan 2003, the Local Plan Part1 and soon to be adopted Local Plan Part 2. This highly sustainable proposal should now merits favourable consideration..

**CLIFFORD DANN LLP**

**August 2019**



## Planning Policy Comments

To: Chris Wright  
From: Gary Webster

Date: 10.10.19

---

### **1A Lea Road, Peacehaven, BN10 7RN**

#### **LW/19/0695: Subdivide existing dwelling to create two dwellings (internal and external works)**

This planning application should be considered against the policies of the adopted Lewes District Local Plan Part 1 (LPP1), the policies of the Submission Lewes District Local Plan Part 2 (LPP2), and relevant 'saved' policies of the Lewes District Local Plan 2003 (LDLP 2003).

The National Planning Policy Framework (NPPF) may also be a material consideration. In accordance with the Cabinet resolution of 17<sup>th</sup> April 2012, only those 'saved' LDLP 2003 policies that are consistent with national planning policies are applicable to the determination of planning proposals in the district.

The LPP2 will not gain full weight as part of the development plan for the area until it is adopted. However, the plan was submitted for examination in December 2018 and a number of hearing sessions were held April 2019. Following these hearing sessions, the Inspector has recommended that modifications to a small number of policies be published for consultation prior to the submission of his final report. The modifications have now been consulted upon and we are awaiting the Inspector's Report.

All the other LPP2 policies have essentially been found 'sound' and can therefore be given substantial weight in the determination of relevant planning applications, unless other material considerations indicate that it would be unreasonable to do so. The 'sound' policies are BA01, BA02, BA03, CH01, DM1-23, and DM25-37.

Peacehaven, Telscombe and East Saltdean form a Neighbourhood Planning area. The Neighbourhood plan is currently in the early stages of development, and will not bear relevance on this application.

#### Principle of development in this location

The application site is located in the west of Peacehaven town and within the planning boundary, as defined in Policy CT1 of the 2003 LDLP and emerging LPP2 Policy DM1, where the principle of development is generally acceptable.

## Local Plan Part 2

In addition to Policies DM1 and CT1, the principal planning policies that should be taken into consideration in determining the acceptability of the proposed development are:

- Policy DM25: Design of the Local Plan Part 2
- Policy DM26: Refuse and Recycling of the Local Plan Part 2

Policy DM25: Design requires that development contributes to the local character. As the building should only change slightly, there should be no damage to the character of the area and therefore no contravention of this aspect of the policy. Part 6) of the policy requires that *"any car parking or other servicing areas are appropriate to the context and sensitivity located and the designed so as not to dominate the public realm"*. The application clearly displays that both dwellings will have two car parking spaces, a place for bike storage and bin storage and private amenity space, and there is no indication that these would 'dominate the public realm'. There is no indication that the proposal would result in unacceptable harm to the residential amenities of neighbours, or cause damage to the character of the area. The proposal appears to be compliant with policy DM25: Design.

Policy DM26: Refuse and Recycling requires *"Accessible, well-designed and easy to use waste and recycling facilities..."* There is bin storage containers described as part of the development. However, there is no detailed description of these, so it is not clear how compliant they are with this policy.

The development appears to adhere to the 'Technical Space Standards – Nationally Described Space Standard.'

As there is no increase in floor space, there is no requirement for a CIL contribution.

It should be noted that the application area is within an Archaeological Notification Area.

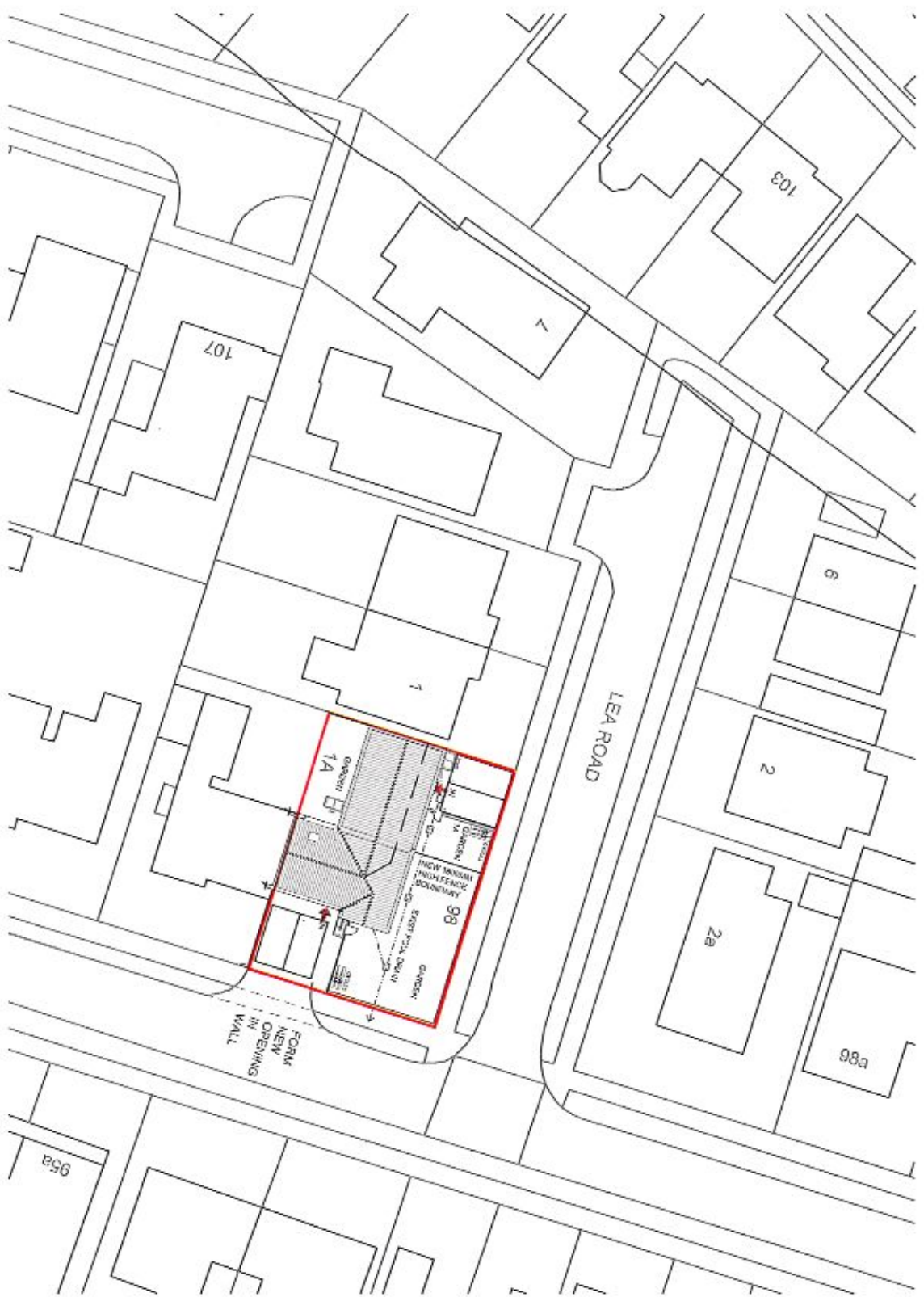
## Summary

The development application appears to be compliant with all relevant policies, providing the bin storage facilities are acceptable. It will result in one additional residential unit.









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 BASED ON INFORMATION  
 PROVIDED BY OTHERS

REV A, 7.8.19, B NSI CYCLES, ROOFLIGHT, EXTRACT



a division of David Clark & Thomas LLP, chartered architects 31 Vernon Terrace Brighton BN1 3JH  
 tel: 073558 887 776 e: [ecotects@adcl.com](mailto:ecotects@adcl.com) w: [www.ecotects.com](http://www.ecotects.com)

project CONVERSION OF EXISTING DWELLINGS TO CREATE 2 DWELLINGS  
 1A LEA ROAD PEACOCK AVENUE SUSSEX BN10 7RN

drawing BLOCK PLAN  
 client D & C WOOD  
 scale 1:500 @ A4  
 date JULY 2019  
 dwg no 757 PP 02 A  
 rev








LOCATION PLAN 1:1250 @ A3

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BASED ON SURVEY INFORMATION  
PROVIDED BY OTHERS

 <b>ecotects</b> ecological architects	a division of bradford & thomes llp chartered architects 31 vernon terrace brighton east sussex bn1 3jh t/f: 01323 887775 e: ecotects@aol.com w: www.ecotects.com				
	project	CONVERSION OF EXISTING DWELLING TO CREATE 2 DWELLINGS 1A LFA ROAD PEACEHAVEN E SUSSEX BN10 7RN			
	drawing	LOCATION PLAN			
	client	D & C WOOD			
	scale	1:1250 @ A4	date	JULY 2019	dwg no 757 PP 01








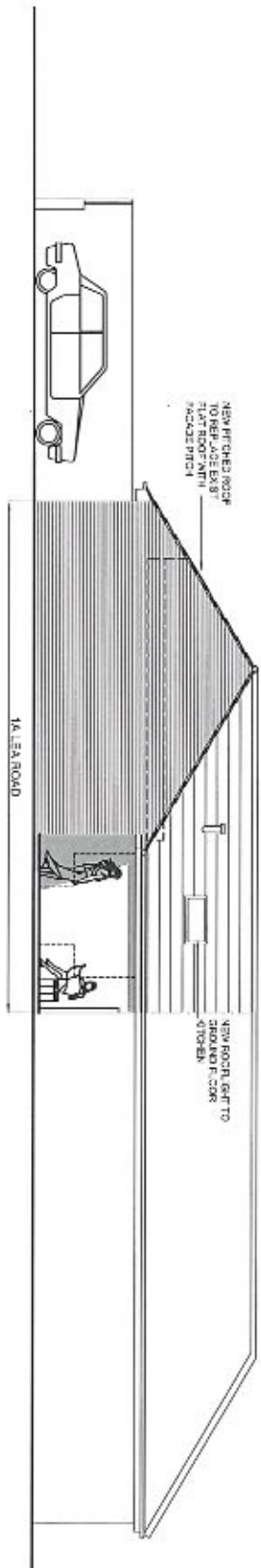
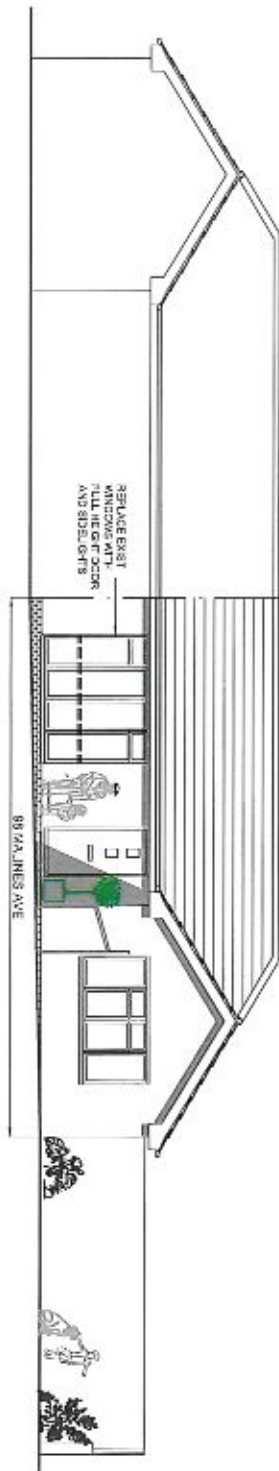
LOCATION PLAN 1:1250 @ A3

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 <b>ecotects</b> ecological architects	a division of bradford & thomas llp chartered architects 31 vernon terrace brighton east sussex bn1 3jh t/f: 01323 887775 e: ecotects@aol.com w: www.ecotects.com			
	project CONVERSION OF EXISTING DWELLING TO CREATE 2 DWELLINGS 1A LFA ROAD PEACHTHORN E SUSSEX BN10 7RN			
drawing LOCATION PLAN client D & C WOOD scale 1:1250 @ A4	date JULY 2019			dwg no 757 PP 01
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WEST & EAST ALBANY, N.Y.  
E. C. MOORE  
1700 E. 64th  
STED JULY 23/19  
PAGE 187, NEW YORK

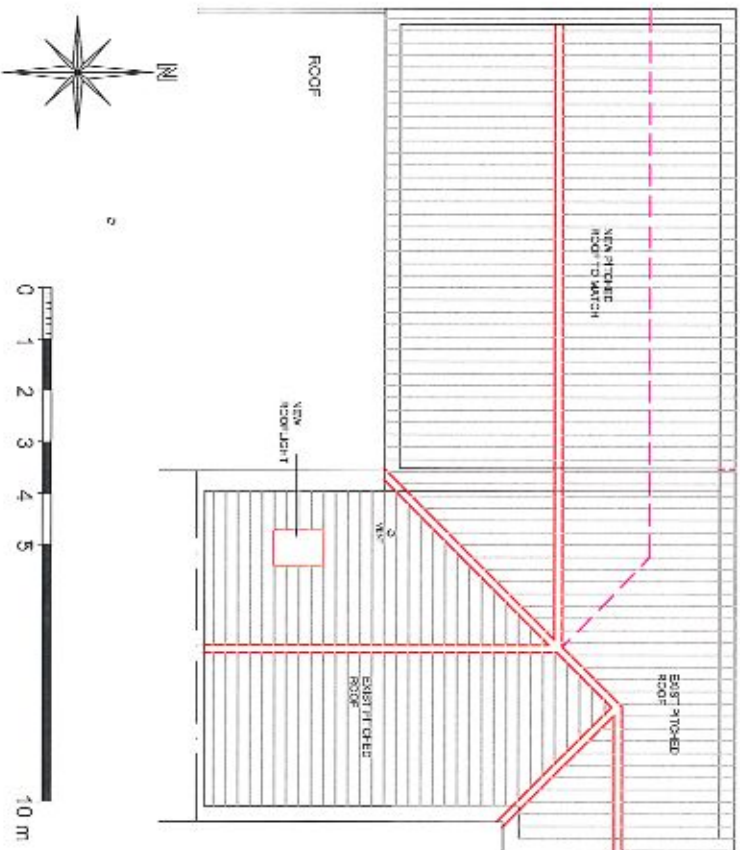












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REV. A. 7.6.15. PROCEEDINGS, EXTRACT



a discussion of statistics & the mass ID charged individuals of various religious and sectarian? <http://www.foxnews.com/2011/07/07/india-terrorists-kill-100-people/> 

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5

CONVERSION OF EXISTING DWELLING TO CREATE 2 ONE-BEDROOMS

CONVERSION OF EXISTING BUILDINGS TO CREATE

drawn POC PLAN

PROOF PLAN

568 D. G. VANCE

## Discussion

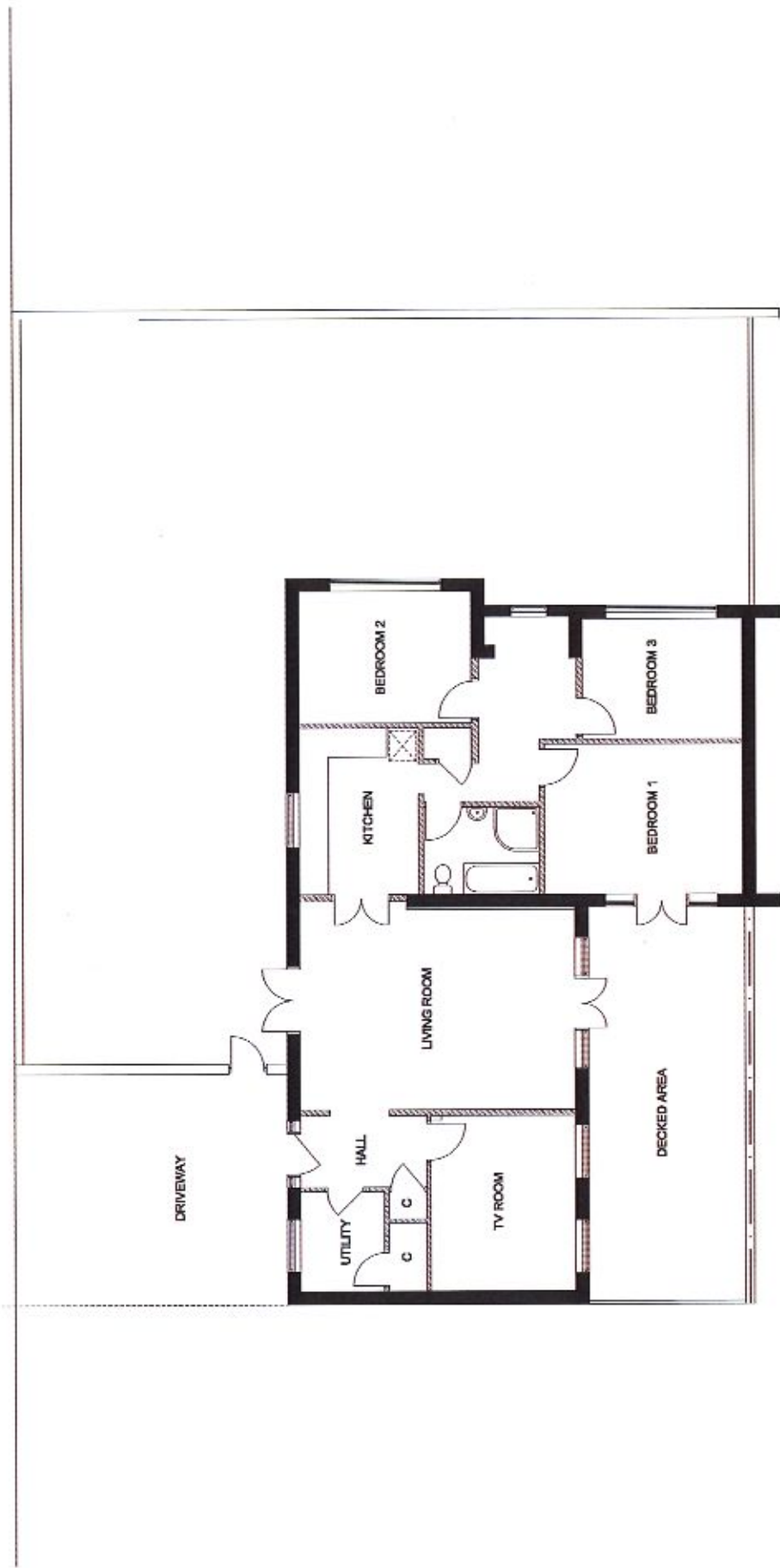
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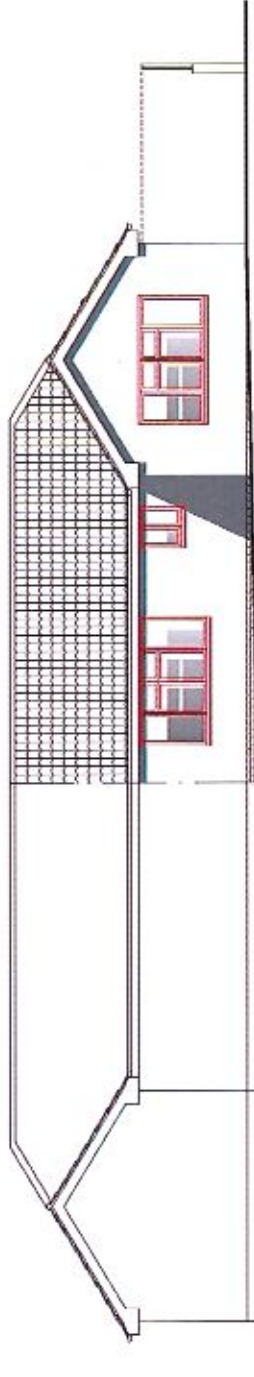
14 LEA ROAD, PEACSHAVEN  
EXISTING GROUND FLOOR PLAN  
SCALE 1:100 @ A3

JOB REFERENCE: 17.01.04  
DRAWING REFERENCE: 17.01.04.003

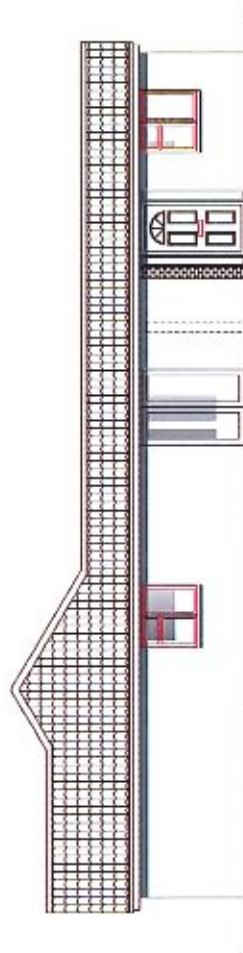








EAST ELEVATION



NORTH ELEVATION



D E L A V A  
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1A LEA ROAD, PEACEHAVEN  
EXISTING ELEVATIONS  
SCALE 1:100 @ A3

JOB REFERENCE: 17.01.04  
DRAWING REFERENCE: 17.01.04.004

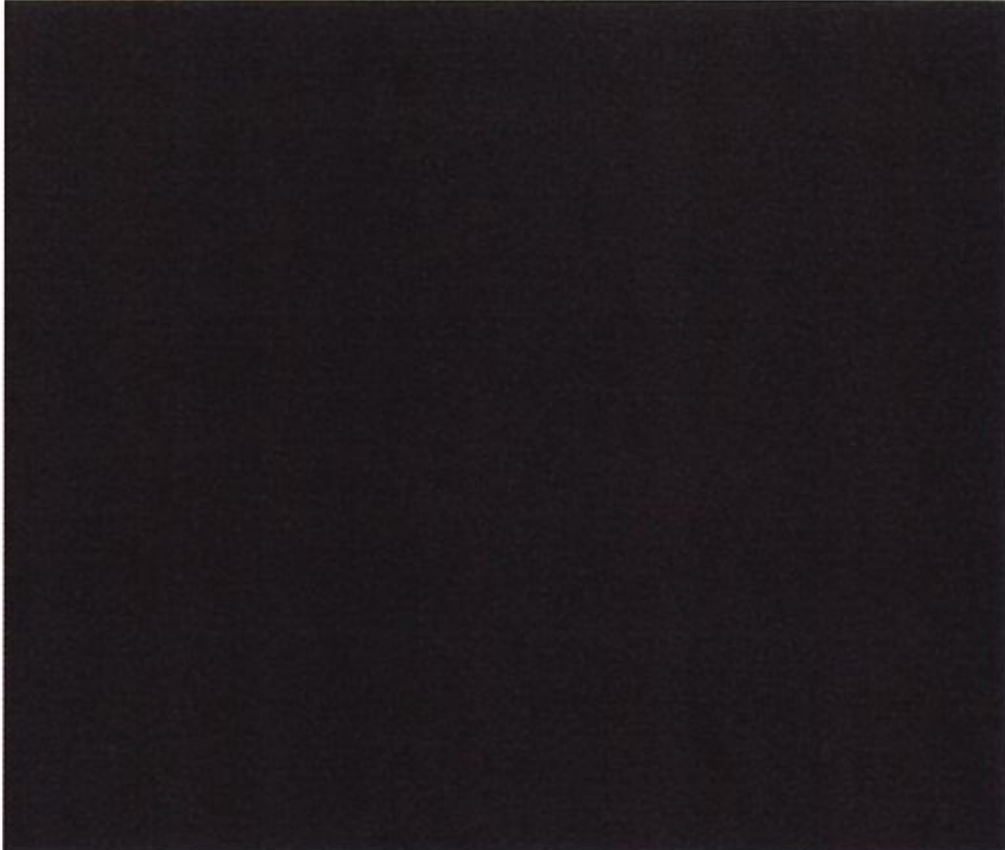




Thank you for consulting the Highway Authority on application no LW/19/0695. On this occasion I do not consider it necessary to provide formal Highway Authority comments and advise you to consult the minor planning application guidance (2017).

However, if you have specific questions, please contact me.

Claire Warwick  
Assistant Manager -Transport Development Control  
Communities, Economy & Transport



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Reference	LW/19/0683
Alternative Reference	PP-08165004
Application Received	Mon 23 Sep 2019
Application Validated	Tue 15 Oct 2019
Address	The Bells Club 8 Phyllis Avenue Peacehaven East Sussex BN10 7HY
Proposal	Change of use application from a licensed premises ( private members club class use A4 ) to a community worship centre ( class D2 )
Status	Awaiting decision





# ***Design & Access Statement***

*Proposed Change of Use from a Licensed Premises  
to a Community Worship Centre*

*8 Phyllis Avenue  
Peacehaven  
East Sussex*



*September 2019*

### **1.0 Introduction Site and Surrounding**

The property at present is a vacant licensed premises which was used for many years as a private members social club for the Peacehaven community. it is located to the southern end of Phyllis Avenue which is predominantly made up of commercial buildings including a car valeting business, a car repair garage, a car sales business and several which appeared empty at time of site visit.

The northern part of Phyllis Avenue that runs from the Coast Road A293 is made up of residential dwellings mainly detached / semi-detached bungalows

The property is a detached single storey pitched roof building set on an unmade-up road overlooking a 'Toby Carvery' car park.

The property currently looks in need of minor general repairs due to its seafront location, but following repairs it would suit its proposed use well.

### **2.0 Other Planning Applications.**

Information obtained from the Lewes District Councils planning register website indicates that there have been no previous planning application to this site within the time period that the register indicates.

It would appear that the building has been used for many years until recently as its current use.

There have been planning applications to the surrounding buildings but keeping them as commercial units such as a taxi office, ambulance community response post at number 7c a Change of use to an industrial unit under sui generis use class for motor vehicle repairs, servicing, sales and valeting at number 7b Phyllis Avenue.

### **3.0 Proposed Development**

The proposed application is to change the use of the property from a licensed premises ( class use A4) to a community worship centre ( class use D1 ) which involves very little in terms of building works as the main fabric of the building will remain un-changed. The existing floor plan will provide male and female toilets, a kitchen area and large open plan area's for general worship.

### **4.0 The layout**

The proposals will keep the general layout intact apart from the removal of the bar serving area and the re-opening of the existing side windows to the north -east elevation. As seen during the site visit there are two existing window frames that have been in-filled so as to allow the bar area to be constructed once this is removed these opening can be re-instated.

The existing barrel store and spirit store will become general storerooms for the community centre.

The main entrance will remain as the is with the double side doors from the secondary open plan area allowing access to the outside space. but will also be able to form a disabled entrance for wheel chair users.

### **5.0 The Scale**

There are no alterations to the existing properties overall scale.

### **6.0 Use**

The existing use of the property as previously mentioned is to change from A4 to D1 use. The worship centre allows for prayers to be carried out 5 times per day at several different times during the day. The centre will open for morning prayers from 5am each day until the end of evening prayers closing at approximately 10pm.

The indication on attending numbers are that approximately 30-50 people will attend Friday prayer between 1-2pm. For normal prayers there will be approximately 10 people at each prayer time.

The centre is located within an easy walk for the residents of Peacehaven without the need for vehicle on-site parking, the centre is obviously open to people from all area's however regarding attending numbers this is based on local residents.



## **7.0 Landscaping**

*There are no intentions to alter the existing landscaping.*

## **8.0 Appearance**

*The only alterations to the elevations are the re-instatement of the two side openings on the north -east elevation where the infill panels to the existing openings are to be removed and if no window remains then a new units are to be installed.*

*The exterior is to have general maintenance repairs carried out a possibly including the re-painting of the exterior walls.*

## **9.0 Access**

*The access to the property is as existing via the stepped main entrance but with the double door side entrance forming a new disabled access.*

## **10.0 Conclusion**

*The proposals are to maximise the use of an existing building located in a mainly commercial area of Phyllis Avenue .*

*The property is currently vacant and has been since the business ceased trading on the 30th December 2018, as with many licensed premises with the local area and generally in many towns have struggled to remain viable over the years. The existing business is not viable to continue and with the growth communities requiring a place of worship this building will provide an ideal addition to the community.*

*several faiths requiring new property to create places of worship within local communities*

## **11.0 Developments within, or effecting conservation area, a listed building or its setting:-**

*The existing building is within not within a conservation area, is not a listed building and the site / building has no architectural / historical merits.*

## **12.0 Heritage Statement:-**

*Historic Parks and Gardens the proposals do not form part of a historic garden or park.*

*Scheduled Ancient Monument the site does not lie close to an ancient monument*

*Historical Development and Archaeological Interest. The scope of works will not require disturbance below the level of the foundations and therefore no deep excavation works will be required.*

*The wall does not contain any surface evidence of assets or of historical interest.*

13.0 Site Photographs













**Lewes District Council**

## Planning Services

Southover House, Southover Road, Lewes  
East Sussex BN7 1AB

planning@lewes.gov.uk / Tel: 01273 484420 / Fax: 01273 484452

### Application for Planning Permission. Town and Country Planning Act 1990

#### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### 1. Site Address

Number	8
Suffix	
Property name	The Bells Club
Address line 1	Phyllis Avenue
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 7HY

Description of site location must be completed if postcode is not known:

Easting (x)	540531
Northing (y)	101080

Description

--

#### 2. Applicant Details

Title	Mr
First name	Khuram
Surname	Kiani
Company name	Peace Community centre
Address line 1	30
Address line 2	Marine Parade
Address line 3	
Town/city	Seaford
Country	

## 2. Applicant Details

Postcode	BN25 2PY
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

## 3. Agent Details

No Agent details were submitted for this application

## 4. Site Area

What is the measurement of the site area? (numeric characters only).	435
Unit	sq.metres

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Change of use application from a licensed premises ( private members club class use A4 ) to a community worship centre ( class D2 )
---

Has the work or change of use already started?

☐ Yes ☒ No

## 6. Existing Use

Please describe the current use of the site

Vacant Licensed premises ( private members club )
---

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Licensed premises ( private members club )
--

When did this use end  
(if known)?  
DD/MM/YYYY

30/12/2018

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

## 7. Materials

Does the proposed development require any materials to be used?

☐ Yes ☒ No

## 8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

## 9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

## 10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☒ Soakaway

☐ Main sewer

☐ Pond/lake

## 12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features:



## 12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

## 13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer  
☐ Septic Tank  
☐ Package Treatment plant  
☐ Cess Pit  
☐ Other  
☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

## 14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Refuse bin store area will be allocated

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Re-cycling bin store area will be allocated

## 15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

## 16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

## 17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

## 18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No



## 19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes ☐ No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D1 - Non-residential institutions	Start Time: 05:00 End Time: 22:00	Start Time: 05:00 End Time: 22:00	Start Time: 05:00 End Time: 22:00	

## 20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

## 21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

## 22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## 23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

ref: PREAPP/19/0169

Date (Must be pre-application submission)

12/09/2019

Details of the pre-application advice received

Confirmation of current class use and information that will be required to assist a decision

## 24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 25. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	19
Suffix	
House Name	c/o Barwells Solicitors
Address line 1	High Street
Address line 2	
Town/city	Newhaven
Postcode	BN9 9PU
Date notice served (DD/MM/YYYY)	20/09/2019

Person role

- ☒ The applicant  
☐ The agent

Title	Mr
First name	Khuram
Surname	Kiani
Declaration date (DD/MM/YYYY)	20/09/2019

☒ Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application) 20/09/2019





This form should be saved to your device and then completed using the free Adobe Acrobat Reader application or full version of Adobe Acrobat. Many internet browsers and other applications can display PDF files, but we cannot guarantee their compatibility in regard to these forms. We specifically advise users of Apple devices not to use 'Preview' because of known issues.

## Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

**Please note:** This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales: Download the legacy version of this form

Following the Introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

**Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:** [https://ecab.planningportal.co.uk/uploads/1app/cil\\_guidance.pdf](https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf)

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See Planning Practice Guidance for CIL for guidance on CIL generally, including exemption or relief.

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### 1. Application Details

Applicant or Agent Name:

Mr Khuram Kiani

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated): Lewes District Council

Site Address:

8 Phyllis Avenue  
Peacehaven  
East Sussex  
BN10 7HY

Description of development:

Change of use from a licensed premises A4 (private members club) to a Community Worship Centre D1

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## 2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes

If 'Yes', please complete the rest of this question ☐

No

If 'No', you can skip to **Question 3** ☒

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐ No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

## 3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes

If 'Yes', please complete the rest of this question ☐

No

If 'No', you can skip to **Question 4** ☒

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

## 4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☐ No ☒

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☒

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**



## 5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☐

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☐

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, and any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- If your CIL Liability Notice was issued on or after 1 September 2019  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; or
- If your CIL Liability Notice was issued prior to 1 September 2019  
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, AND any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, and any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- If your CIL Liability Notice was issued on or after 1 September 2019  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; or
- If your CIL Liability Notice was issued prior to 1 September 2019  
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☐

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, and any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- If your CIL Liability Notice was issued on or after 1 September 2019  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; or
- If your CIL Liability Notice was issued prior to 1 September 2019  
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

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## 6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☐ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☐ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

## 7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?	When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace						

### 7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?

Yes ☐ No ☐

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

## 8. Declaration

I/we confirm that the details given are correct.

Name:

Mr Kiani (on behalf of Peace Community Centre)

Date (DD/MM/YYYY). Date cannot be pre-application:

20/9/2019

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

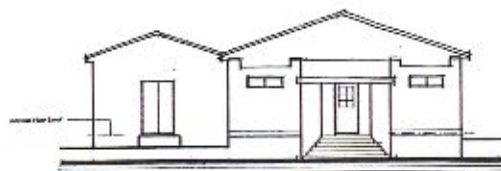
## For local authority use only

Application reference:





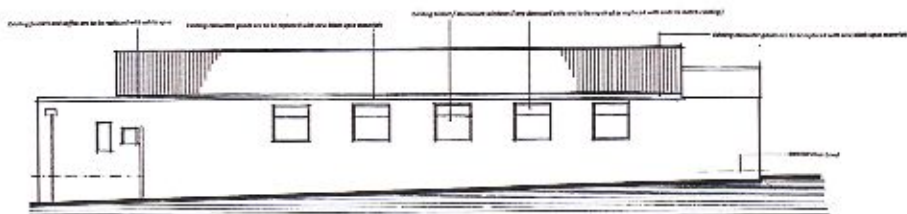




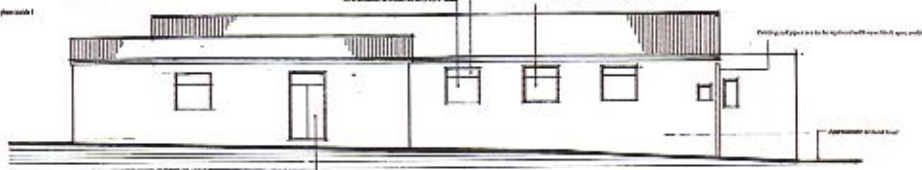
Proposed Front Elevation (1:100 - 1/200)



Proposed Side Elevation (1:100 - 1/200)



Proposed Rear Elevation (1:100 - 1/200)



Proposed Side Elevation (1:100 - 1/200)

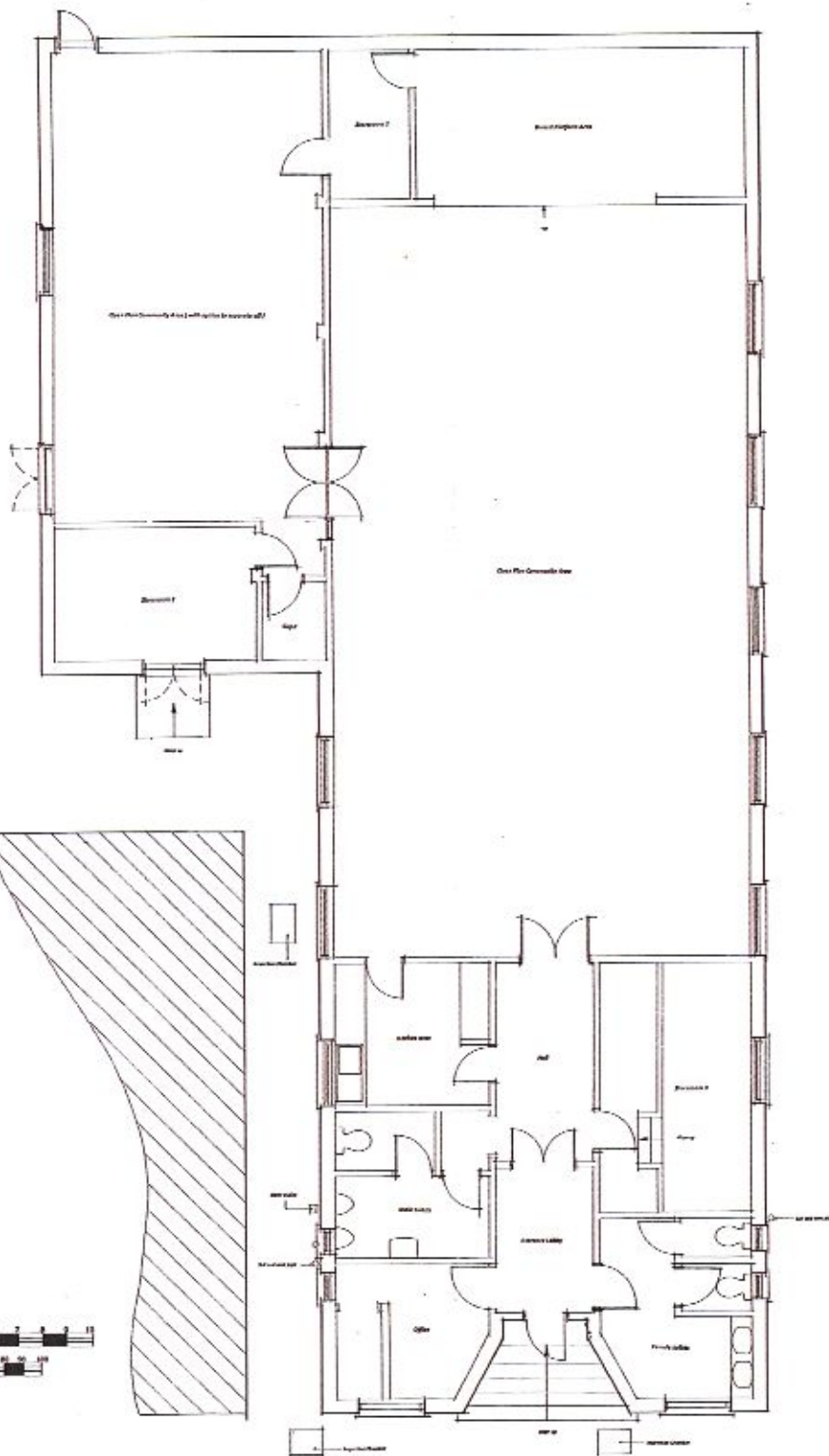


#### Proposed Floor Plans

Proposed Floor Plans (1:100 - 1/200)

- Plot area 1.5 ha
- Plot area 1.5 ha
- Plot area 1.5 ha
- Plot area 1.5 ha
- Plot area 1.5 ha

- Plot area 1.5 ha
- Plot area 1.5 ha
- Plot area 1.5 ha
- Plot area 1.5 ha
- Plot area 1.5 ha



Proposed Change of use from licensed premises (private member club)

to a Community Workshop Centre

Proposed floor plan and elevations

Formerly known as the Bell Club

8 Phyllis Avenue

Peaschee

East Sussex

Scale 1:50, 1:100 @ A1 September 2019 Drawing number 1302012 / 02

Proposed Ground Floor Plan (1:100 - 1/200)





Reference	LW/18/0726
Alternative Reference	PP-07243823
Application Received	Thu 13 Sep 2018
Application Validated	Wed 18 Sep 2019
Address	211 South Coast Road Peacehaven East Sussex
Proposal	Section 73A retrospective application for change of use to a formal A5 to allow hot food takeaway and delivery
Status	Awaiting decision





Frydays Fish Bar Unit 1, 211, South Coast Road, Peacehaven, East Sussex, BN10 8LA



Site Plan shows area bounded by: 540989.42, 100679.18 541130.64, 101020.61 (at a scale of 1:1250), OSGridRef: TQ4106 94. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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