

PEACEHAVEN TOWN COUNCIL

Tony Allen
TOWN CLERK
TELEPHONE: (01273) 585493 OPTION 6
FAX: 01273 583560
E-MAIL: Townclerk@peacehaventowncouncil.gov.uk

TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN

Councillors on this Committee: EX OFFICIO

Cllr. C Cheta, Cllr. J Harris

Cllr I Sharkey (Chair), Cllr A Milliner (Vice-Chair), Cllr A Goble, Cllr S Griffiths,
Cllr D Seabrook, Cllr D Paul, Cllr G Hill, Cllr L Mills, Cllr R White

29th January 2020

Dear Committee Member,

You are summoned to a meeting of the **PLANNING & HIGHWAYS COMMITTEE** which will be held on **Tuesday 4th February 2020** in the Anzac Room. Community House, Meridian Centre, Peacehaven at **7:30pm**



Tony Allen
Town Clerk

A G E N D A

GENERAL BUSINESS

1 PH767 CHAIR ANNOUNCEMENTS

2 PH768 PUBLIC QUESTIONS

There will now be a 15 minute period when members of the public may ask questions (which have been submitted in writing and received by 12 noon on the day of the meeting) on any matters that affect the Town.

3 PH769 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

4 PH770 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

5 PH771 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF TUESDAY 7th January 2020 (Pages 5-8)

- 6 PH772 TO RATIFY THE INFORMAL COMMENTS ON PLANNING APPLICATION LW/19/0862 (page 9)
- 7 PH773 ROAD SAFETY WORKING PARTY UPDATE – Cllr Hill
- 8 PH774 UPDATE ON THE NOMINATION OF THE SOUTH COAST ROAD CAR PARKS IN RODERICK AVENUE SOUTH, STEYNING AVENUE AND PIDDINGHOE AVENUE AS ASSETS OF COMMUNITY VALUE
- 9 PH775 RESIDENT’S CORRESPONDENCE REGARDING BUS SERVICES/NEW BUILDS (page 11)
- 10 PH776 NEIGHBOURHOOD DEVELOPMENT PLAN PROGRESS REPORT – Cllr Gallagher
- 11 PH777 ACTION PLAN – Review/Updates (Pages 13-16)
- 12 TO CONSIDER Planning applications as follows:-

PH778 LW/19/0893 (pages 17-26) 179 South Coast Road Case worker Chris Wright	Section 73a retrospective application for change of materials approved (Previously discharged under LW/18/0623/CD in relation to planning approval LW/18/0060
PH779 LW/19/0928 (pages 27-34) 56 Slindon Ave Peacehaven Case worker Mr Martin Fagan	Proposed single storey rear extension
PH780 LW/20/0009 (pages 35-46) Greggs 165b South Coast Road Case worker James Emery	Application ref num LW/13/0541 date of decision 03/12/2013 variation of conditions regarding openings and deliveries
PH781 LW/20/0026 (pages 47-60) 13 Neville Road Peacehaven Case worker James Emery	Proposed front & rear extension with external remedial works

10 TO NOTE the following Planning Applications:-

LW/19/0822 (page 81) Case worker James Emery 8 Wendale Drive Peacehaven Case worker James Emery	LDC hereby certify that on 15 th Nov 2019 the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and DELINEATED on the plan attached to this Certificate, is lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended)
PH768 LW/20/0008/CD (pages 61-70) 17 Cliff Avenue Peacehaven Case Worker Mr William De-haviland-Reid	Discharge of conditions 4 (renewable energy),5 (electric vehicle charging point) 6, (materials) and 7 (refuse and recycling)
PH762 LW/19/0929/CD (pages 71-80) 138 South Coast Road Case worker Chris Wright	Discharge of condition 2 of application LW/18/0630 for details of all external materials

11 TO NOTE the following planning application decisions:-

LW/19/0494 29 Glynn Road Peacehaven Nursery	Lewes DC Grants permission Peacehaven's Planning & Highways Committee Objected to this application
LW/19/0493 29 Glynn Road Peacehaven Nursery	Lewes DC Grants permission Peacehaven's Planning & Highways Committee Objected to this application

Next meeting of the Committee – 3rd March 2020

PEACEHAVEN TOWN COUNCIL

TONY ALLEN
TOWN CLERK
TELEPHONE: (01273) 585493 OPTION 6
FAX: 01273 583560
E-MAIL: Townclerk@peacehaventowncouncil.gov.uk

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 7th January 2020

Present – Cllr I Sharkey, Cllr A Milliner, Cllr J Harris, Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr L Mills, Cllr A Goble, Cllr C Gallagher, Cllr R White, Victoria Onis (Admin Officer)

Two members of the public were also present

A G E N D A

GENERAL BUSINESS

1 PH754 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting and read the Health & Safety announcement and invited Cllr Gallagher to join the table.

2 PH755 PUBLIC QUESTIONS

There were no public questions

3 PH756 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Cllr Cheta – family commitments

4 PH757 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

No declarations

5 PH758 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF TUESDAY 3rd December 2019

It was resolved to adopt the minutes as a true record

Proposed Cllr Griffiths

Seconded Cllr Harris

All in Agreement

6 PH759 TO CONSIDER THE COUNCILS RESPONSE TO EASTBOURNES DIRECTION OF TRAVEL: ISSUES AND OPTIONS PAPER FOR THE EASTBOURNE LOCAL PLAN

Cllr Gallagher has reviewed the plan and has offered to prepare some comments for the Full Council Meeting.

7 PH760 NEIGHBOURHOOD DEVELOPMENT PLAN PROGRESS REPORT

Cllr Gallagher updated the Committee

8 PH761 ACTION PLAN – Review/Updates

Action plan noted and updated.

9 PH762 NEIGHBOURHOOD DEVELOPMENT PLAN PROGRESS REPORT

An update was given by Cllr Gallagher

9 To CONSIDER Planning Applications as follows:-

PH761 LW/19/0822 8 Wendale Drive Peacehaven Case worker James Emery Existing garage conversion	Peacehaven Town Council Recommend to Approve Proposed Cllr Griffiths Seconded Cllr Paul All in Agreement
PH762 LW/19/0870 14 The Leas Peacehaven Case worker April Parsons Two storey south side extension plus single storey north side and rear extensions	Peacehaven Town Council Recommend to Approve Proposed Cllr Harris Seconded Cllr Milliner All in Agreement
PH763 LW/19/0859 166 South Coast Road Case worker Anna Clare Demolition of existing single storey bungalow, garage and foundations and construction of new three storey mixed use development with 1 x commercial unit on the ground floor, 1 x 1 bedroom & 1 x 3 bedroom flat on first floor and 1 x 1 bedroom and 1 x 2 bedroom flat on second floor	Peacehaven Town Council Object to this application Public Objections have been made and PTC Planning Committee also object to this application. Out of keeping with street scene – impairment of street scene (Bolney Ave), changing the character & appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly. Density of layout & over development – too large for plot.

<p>PH763 contd</p>	<p>Absence of car parking facilities- provision for pedestrians, wheelchairs and prams.</p> <p>Increase of traffic & congestion and Exacerbate existing parking problems.</p> <p>Proposed Cllr Harris Seconded Cllr Hill All in Agreement</p>
<p>PH764 LW/19/0857 3 Bramber Ave Case worker Julie Cattell</p> <p>Section 73a retrospective application for the conversion from HMO and managers flat to 18 self-contained flats (including managers flat)</p>	<p>Although PTC recognise the need for this kind of facility there is disappointment that this facility is being over developed & approved without consulting PTC.</p> <p>There are already serious concerns regarding the Sewerage system from Southern Water, who have advised that Peacehaven's current sewerage & waste water system cannot cope with the over development of Peacehaven. They is already an issue where sewage is leaking into residents gardens in this area and along the Promenade, pictures of this have been attached with objections.</p> <p>Overcrowding in this small residential street with a large population of elderly retired residents.</p> <p>Also will residents have the day to day support for independent living there are concerns about the residents having the necessary support for day to day living in this establishment?</p> <p>Proposed Cllr Harris Seconded Cllr Hill All in Agreement</p>
<p>PH765 LW/19/0862 18 Roderick Ave Case worker Julie Cattell</p> <p>Demolition of existing dwelling and construction of 2 no. 3 bed houses</p>	<p>No decision was made as it was felt that more information was required. Ongoing.</p> <p>LDC has agreed an extension to the Council's response date whilst further comments are sort from Councillors in order to make an informed response.</p>
<p>PH766 LW/19/0877 Land rear of 53 Cissbury Avenue Case worker Chris Wright</p> <p>Proposed erection of single storey detached bungalow</p>	<p>Peacehaven Town Council Object to this application</p> <p>Density of layout and over development - too large for plot. Back garden development – building another property within the confines of the existing one or large extension to property.</p>

Minutes of the Planning & Highways Committee Meeting 7th January 2020
Page 4

PH766 Cond.	<p>Subject to Environmental survey</p> <p>Proposed Cllr Milliner Seconded Cllr Harris All in Agreement</p>
-------------	--

10 To NOTE the following Planning Applications:-

TW/19/0090/TPO 10 Stanley Road	T1 Oak-To remove one low branch over the driveway of no. 8 - The Council Consent to the works
-----------------------------------	---

The Committee noted the planning application above.

11 TO NOTE the following planning application decisions:-

LW/19/0752 244 South Coast Road Peacehaven	Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application
LW/19/0838/CD 1 Rosemary Close Peacehaven	Discharge of conditions 7 (Hard and soft landscaping) and 9 (Boundaries) in relation to approval LW/16/0708
LW/19/0768 22 Glynn Road Peacehaven	Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application
LW/19/0621 17 Cliff Ave Peacehaven	Lewes DC Grants permission Peacehaven's Planning & Highways Committee Objected to this application
LW/19/0774 22 Roderick Avenue	Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported to this application
LW/19/0683 The Bells Club 8 Phyllis Avenue Peacehaven	Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported to this application <i>subject to proof of satisfactory parking arrangements. Consultation comments attached.</i>
LW/19/0765 8 Gold Lane Peacehaven	Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported <i>subject to an Environmental survey.</i>

The Committee noted the planning applications above.

Next meeting of the Committee – 3rd March 2020

There being no further business, the meeting closed at 20.36

Ratify

Admin

To: Cattell, Julie
Cc: Isobel Sharkey; Claude Cheta; Cllr. Job Harris; Alan Goble; Dawn Paul; David Seabrook; Gloria Hill; Lyn Mills; Sue Griffiths; Alan Milliner; Town Clerk
Subject: LW/19/0862 - update

Morning Julie,

Please could you add the following comments from Councillors regarding the above application as part of your consultation process, these will be ratified at the next meeting of the PTC Planning Committee on 4th Feb 2020.

Comment

There are several other plots in this road where one dwelling has been replaced with two semi-detached houses and they are similar sized plots. This development may increase the number of cars from probably one or none to four or more. This is a very busy road at school opening and closing times. There is a public car park, close by with direct access to the A259 and visitors to this property would probably use that rather than go all around the back via Greenwich Way and Arundel way to reach the destination.

Kind Regards

Vicky

From: Cattell, Julie [<mailto:Julie.Cattell@lewes-eastbourne.gov.uk>]
Sent: 08 January 2020 11:35
To: Admin
Subject: RE: LW/19/0862

Of course!

Regards

Julie Cattell

Specialist Advisor – Planning

Lewes District Council and Eastbourne Borough Council

julie.cattell@lewes-eastbourne.gov.uk

01323 415038

Please note that I work from Mon-Weds only

From: Admin [<mailto:admin@peacehaventowncouncil.gov.uk>]
Sent: 08 January 2020 11:23
To: Cattell, Julie
Subject: LW/19/0862

Dear Julie

Are you able to extend the deadline for this until Friday morning?

LW/19/0862
18 Roderick Ave

Kind Regards

Vicky Onis
Admin Officer
Peacehaven Town Council
Tel: 01273 585493 option 5

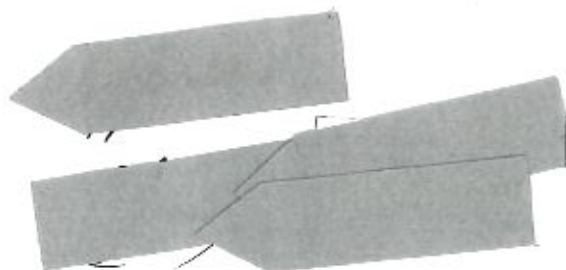
FOR THE ATTENTION OF PLANNING REGULATORS

CERTAIN POINTS I WOULD LIKE YOU TO SERIOUSLY CONSIDER

New BUILDS should be responsible for laying pavements to access the sites, for the public, without having to plod through wet or dusty grassy walkways'. Also when they are on a main road area, public crossings should be put in place. Even more so when said road is a bus route. Pelham rise is a perfect example of my words. Main road round Peacehaven, bus route. No crossings, no restriction/control on parking, even when there is a central island! I have seen traffic go the wrong side of such island, to continue journey because cars, vans are parked on double yellow lines. Put cameras there and fine the culprits. THIS IS A MAIN ROAD, SCHOOL ROUTE FOR INFANT/JUNIOR PUPILS. Second complaint.

Why should the monies that the building companies have to pay to councils not be spent on the town that has to suffer new sites and disruption. I believe there is a possibility that Barretts might benefit from the Sil monies that is paid on new developments. If this should happen, I suggest there is a clause that it be spent on Peacehaven !

Many times over the years has the BH Buses been asked to provide the residents of Peacehaven with just a limited no 12 service . A detour of about 5mins for them , but helps people to get shopping. Would save about a 2-3 mile walk to the coast road. Not good when you are carrying purchases . Residents living east of the meridian terminus face a long walk when they exit the bus. Again not funny when you have been shopping OR with a health problem! Now they are even cutting the services they do provide. COUNCILS, CONSIDER THE RESIDENTS. THEY SUFFER THE DISRUPTIONS NOT THE DEVELOPERS



MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	STATUS/COMMENTS	UPDATE
01/10/2019	to monitor the webbs development & highlight concerns with planning enforcement to ensure we do not get the same ongoing concerns as the Barretts site.	monitor the webbs site development & ensure abiding to restrictions	Cllr Paul to monitor webbs development and Cllr Sharkey to Contact CC Nigel Enever	<p>22/10 A member of the public noted that at the Full Council Meeting on the 24th September, on behalf of Peacehaven Focus Group, asked a question regarding the Barretts development at Chalkers Rise, and their possible failure to comply with obligations as set out in the planning application. This was referred to the Planning and Highways meeting on the 1st of October. It was decided at that meeting that this question should be addressed by LDC, and would therefore be sent to them to be answered. Can we be assured that this has been done, and if so what, if any response been received from LDC?</p> <p>Action – Cllr Sharkey advised she would look into and check the previous minutes.</p>	<p>12/11 Mike Gatti has again followed up to ask if his concern has been actioned?</p> <p>Cllr Paul is still monitoring safety and ensuring fences are remaining upright in the high winds we have been having. If these are down is poses a risk for children to enter the site.</p> <p>* 12/11 there has been no update with regards to Mike Gattis question which has been raised 4 times. It was agreed that Cllr Cheta would look into & respond personal to Mr Gatti.</p> <p>* will be discussed at full council 26/11</p> <p>* 26/11 Mike Gatti again at Full Council as his question has still not been responded to and first raised in September (4times) was promised a personal response & investigation at last p&h meeting.</p>
MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	STATUS/COMMENTS	UPDATE

MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	STATUS/COMMENTS	UPDATE
03/09/2019	RESIDENT Concerns with Steynling car park being used as a P&R.	comments will be passed to LDC - with a suggestion that "Roderick Ave South" could be used for a P&R scheme to avoid clogging up car parks near to the shops.		this was not moved forward with LDC. On the 11/11 the resident again sent the same comments which the Town Clerk responded to but concerns do still need to be forward to LDC with also a suggestion of a car park being solely used for P&R somewhere else.	
03/09/2019	PUBLIC RIGHTS OF WAY WORKING GROUP - CONCRETE PATH LOWER HODDERN FARM TO CENTENARY PARK	Cllr Griffiths requested help from other councillors filling in evidence forms (extend of usage prior to 2005)			13/11 no progress as no volunteers

14

22th oct	<p>Residents concern for the road "improvements" which have been submitted for the Dell Roundabout. The application proposal will widen the road to two lanes which will increase traffic flow & increase speed</p> <p>In an already dangerous area. Adding to this, there is a lack of safe crossings along the Coast Road, particularly from the</p> <p>Teiscombe traffics lights to the Dell roundabout. Many elderly and visually impaired residents have been seen struggling to cross the road and concerns that we have to wait for a fatality before anything is done to improve the situation</p>	<p>PTC will try and locate the plans for the Churchill Retirement Development to see if part of the proposal was to include a safe crossing at the Dell.</p> <p>Was also mentioned that the CC Nigel Enever has asked ESCC Highways to come and view in person the traffic at the Dell but as yet we don't believe this has happened.</p>		<p>3/11 admin officer located Churchill planning application; no mention of a new crossing.</p>	<p>Lewes will not consider crossings, there has to be a minimum of 2 fatalities before situation is reviewed.</p> <p>* have emailed TC to see if theres anything we can do to try and make this area safer, without having to wait for fatalities.</p> <p>* 25/11 update from T Clerk - PTC Planning Committee may wish to escalate this to our County Councillor</p>
MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	STATUS/COMMENTS	UPDATE
22th oct	<p>excessive electricity bill (approx £90 per month) for 2/3 lamposts in Valley Road</p> <p>15</p>	<p>to check the bulbs at Valley Road;</p>		<p>are the bulbs Sodium or LED, if Sodium they need to be changed but need a contractor to do this.</p>	<p>* admin officer has emailed Town Clerk - to see if we should get a contractor to check bulbs.</p> <p>* Have emailed TC for decision</p> <p>* 25/11 admin officer has emailed Groundsman for an estimate to change the bulbs as long as they are PTC's lights and no ESCC.</p> <p>* Advise revd from groundsman - need to ask ESCC highways if they could help or know who to contact - admin officer to do.</p>

12TH NOV	Bus shelters vandalised	have emailed town clerk as we need to contact Adshel?		25/11 have emailed TC for update 28/11 unfortunately admin not got round to doing this. Do we still have a problem with damaged shelters.	25/11 Admin Officer to speak to Groundsman to make contact with Adshel 26/11 advise road to call adshel and report damage - admin officer to do
----------	-------------------------	---	--	--	--

MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	STATUS/COMMENTS	UPDATE
17 th DEC	Re-register Piddinghoe, Steyning Avenue & Roderick Avenue South car parks with LDC as Assets of Community Value (ACV).	Clerk to liaise with LDC	Town Clerk	To be progressed with LDC early in 2020. Current registration expires on 20/12/2020.	
17 th DEC	Include Piddinghoe, Steyning Avenue & Roderick Avenue South car parks with LDC in the NDP	To be included in the Draft NDP	Cllr Gallagher & Town Clerk	Car parks to be incorporated into the Draft NDP, along with other ACV's and areas for protection.	
17 th DEC	Monitoring Barratts compliance with the Planning Conditions for the development at Hodder Farm	Planning Committee's and members of the Peacehaven Focus Group's concerns require close monitoring of these Conditions.	Planning Committee & Town Clerk	PTC & PFC concerns raised with the Head of Planning.	17/12 - Full response from LDC expected by 20/12/2019

PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:	12.02.2020.		
Case No:	LW/19/0893		
Case Officer:	Mr Christopher Wright		

Location: 179 South Coast Road Peacehaven East Sussex BN10 8NR

Proposal: Section 73A retrospective application for change of materials approved (previously discharged under LW/18/0623/CD in relation to planning approval LW/18/0060)

I am consulting you on the above development. A copy of the above planning application, together with accompanying plans, drawings and other documents, is available on our Public Access website by following the link below:

<http://www.lewes.gov.uk/planning/1139.asp>

We would be grateful to receive any observations no later than 12.02.2020.

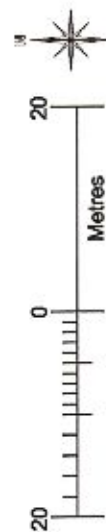
Yours faithfully

Mr Christopher Wright
Specialist (Planning)

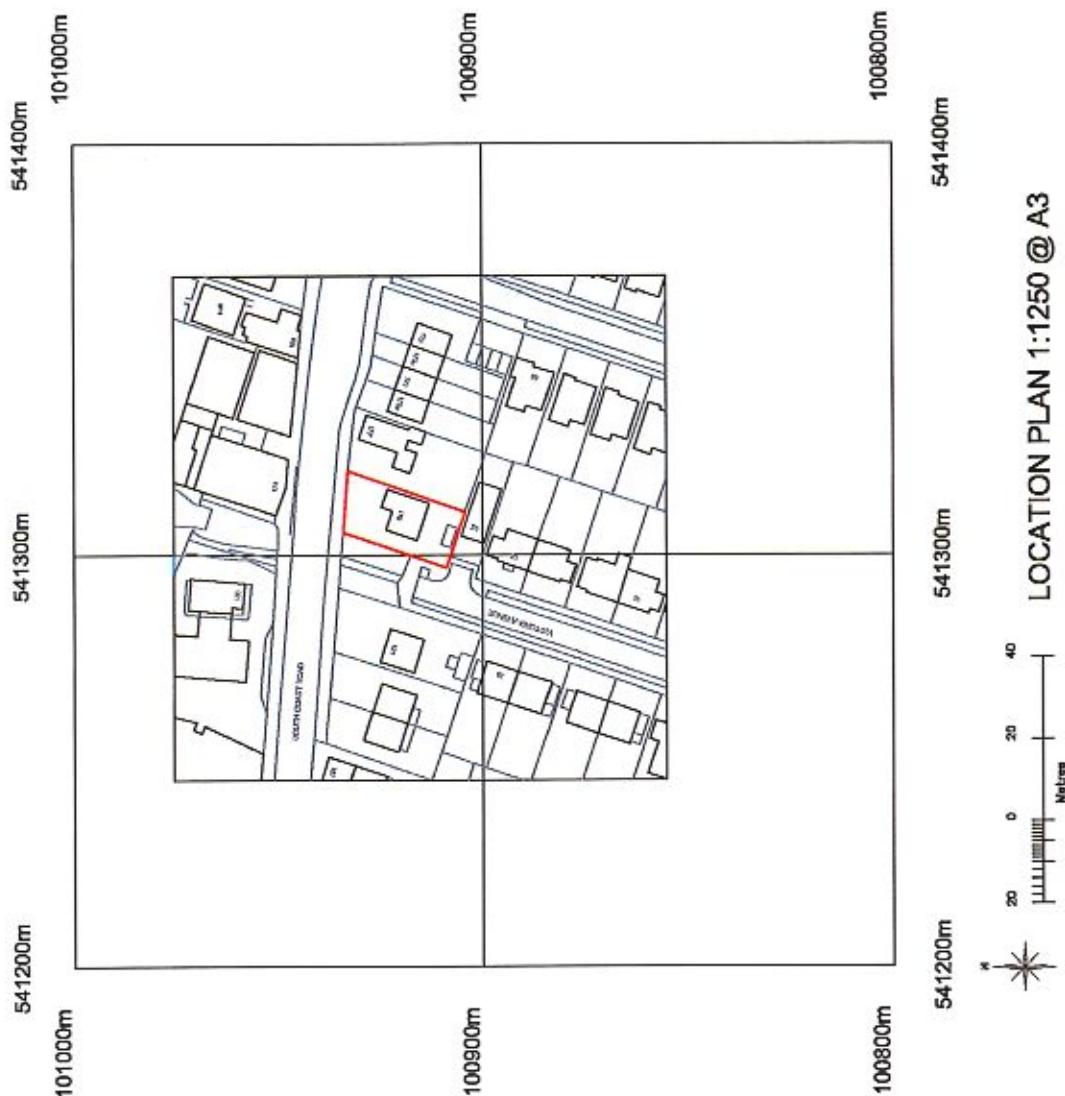
Phone: 01273 471600

Email: Customerfirst@lewes-eastbourne.gov.uk

Website: lewes-eastbourne.gov.uk



BLOCK PLAN 1:500 @ A3



BASED ON INFORMATION PROVIDED BY OTHERS



a division of brauford & thomas llp chartered architects 31 vernon terrace brighton east sussex bn1 3jh
tel: 01753 887 775 e: ecobeds@aol.com w: www.ecobeds.com
© copyright ecobeds

project

NEW FLATS 179 SOUTH COAST ROAD PEACE-VALEN EAST SUSSEX BN10 8NR	5 NO. FLATS: 3 NO. 2 X BEDROOM 2 NO. 1 X BEDROOM
--	--

drawing	LOCATION PLAN BLOCK PLAN
client	Farrington Property Developments Ltd
scale	1:1250 @ A3 1:500 @ A3
	date DECEMBER

now

Our ref: KRJ/sf 3069

12th December 2019Direct Dial: 01273 407918
kroger-jones@clifforddann.co.ukLewes District Council
Planning Department
Southover House
Southover Road
Lewes BN7 1AB

Dear Sirs

179 SOUTH COAST ROAD, PEACEHAVEN

This application seeks retrospective approval under S 73A for a change to materials originally approved under LW/18/0623/CD which included profiled metal sheeting for use on the roof, dormers and a panel.

Following the start of development it became apparent that there was a supply problem and difficulty in engaging specialist installers for the profiled metal sheeting. Moreover, there emerged concern about the weathering quality of the material with there being a particular vulnerability in relation to the flashings which are preformed rather than bespoke to a particular design of building.

The construction of the building had reached the stage in August where it was essential to roof out and clad the building as quickly as possible in view of the onset of autumn. In light of the problems with the profiled sheeting it was decided to source a different product.

The table below shows the changes which have been made, as illustrated on the materials sheet 726/PP/07 Rev E submitted with the application.

Photographs showing new materials as fitted are submitted with the application.

Use	Original material/colour	Substitute material
Dormer and external cladding panel	Euroclad HPS 200 Ultra in Goosewing Grey	Eurocell Coastline RAL 7040
Roof	Southern Sheeting Merlin Grey BS18B25	Slates
Soffit and fascia	Dark grey	Eurocell Anthracite

It is considered that apart from improving the appearance, the materials will be far better suited to the weather conditions experienced in this coastal town.

Cont'd/..

Residential Agency
Commercial Agency
Residential Lettings
Property Management
Landlord & Tenant
Planning
Building Surveying
Valuation
AgriculturalAlbion House,
Albion Street, Lewes,
East Sussex, BN7 2NF**01273 477022****Members**James Groves BSc MRICS
Michael Hudson**Associates**

Kingsley Roger-Jones FRICS

Managers

Michelle Murray

ConsultantsMichael Squire BSc
David Campion MRICS
Richard Dale FRICS

Chartered Surveyors

Registered by
RICS
Regulated Valuers

team



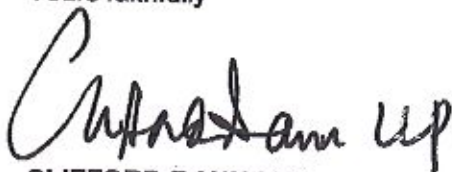
Lewes District Council/2

12th December 2019

The problem concerning the use of the material was commented on in relation to the application concerning 330-336 South Coast Road (ref: LW/19/0407). The same profiled metal sheeting had originally been chosen. Our email dated 19th August 2019 to James Smith refers.

The substitute material requires formal approval. We trust that in the circumstances consent will be given.

Yours faithfully



CLIFFORD DANN LLP

179 SOUTH COAST ROAD, PEACEHAVEN



PART SOUTH ELEVATION



VIEWED FROM NORTH-EAST



TAKEN ON 9th DECEMBER 2019

VIEWED FROM SOUTH-WEST



Main roof slates



Main roof trim:
Eurocell Anthracite



Boundary walls: K Rend
Pewter Grey silicone scraped texture



Balcony Detail

Balconies: Balustrade to match roof and window colour; glass lightly tinted



Walls:
Birchridge bricks



Window & Door frames:
To match balustrading, roof etc. (concrete grey)



Dormers and front panel:
Eurocell Coastline RAL 7040

Reference	LW/19/0928
Alternative Reference	Not Available
Application Received	Fri 27 Dec 2019
Application Validated	Thu 09 Jan 2020
Address	56 Slindon Avenue Peacehaven East Sussex BN10 8ET
Proposal	Proposed single storey rear extension



You can use the Planning Portal to find the correct email address for your local planning authority.

www.planningportal.gov.uk/localauthoritysearch

Notification for Prior Approval for a Proposed Larger Home Extension Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A

This notification can be used by a household to notify a local planning authority of the intention to use the permitted development rights to build a single-storey rear extension of greater than four metres up to eight metres for a detached house and greater than three metres up to six metres for any other type of house outside Article 2(3) land* and sites of special scientific interest.

* Land within a National Park, the Broads, an area of outstanding natural beauty, an area designated as a conservation area and land within World Heritage Sites.

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post. It is important that you read the accompanying guidance notes as incorrect completion will delay the consideration of your notification.

1. Householder Name and Address

Title: MS First name: J
Last name: TAYLOR
Company (optional):
Unit: House number: 56 House suffix:
House name:
Address 1: SLINDON AVE
Address 2:
Address 3:
Town: BRACEHAVEN
County:
Country:
Postcode: BN10 8EF

2. Agent Name and Address

Title: First name:
Last name:
Company (optional): STEVEN BARNUM ASS
Unit: House number: 5 House suffix:
House name:
Address 1: WEST ST
Address 2:
Address 3:
Town: CHORLEHAM BY SEA
County:
Country:
Postcode: BN43 5WF

3. Site Address Details

Please provide the full postal address of the application site.

House number: 56 House suffix:
House name:
Address 1: SLINDON AVE
Address 2: BRACEHAVEN
Address 3:
Address 4:
Postcode: BN10 8EF

RECEIVED
27 DEC 2019
MAILROOM

Version 2.0

4. Description of the Proposal

Please describe the proposed single-storey rear extension.

SINGLE STOREY REAR EXTENSION

(a) How far will the proposed extension extend beyond the rear wall of the original dwelling measured externally?

4.5

metres

(b) What will be the maximum height of the proposed extension, measured externally from the natural ground level?

3.4

metres

(c) What will be the height at the eaves of the proposed extension, measured externally from the natural ground level?

2.3

metres

(d) Is the property? (tick one only)

☐ (i) Detached

☒ (ii) Other

5. Addresses of any adjoining properties

You are required to identify and provide the addresses of all the adjoining premises to your property.

Address 1:

54 SLINDON RD PEACE HAVEN

Address 2:

58

Address 3:

89 ALUNDER RD PEACE HAVEN

Address 4:

91

Address 5:

47 KEYMOR AVE PEACE HAVEN

Address 6:

Address 7:

Address 8:

Please provide details of any additional adjoining premises on a separate sheet if necessary.

6. 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 could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).

☐ A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan) ☐

7. Declaration

I/we hereby apply for prior approval as described in this notification 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 - Householder:

Or sign

Date (DD/MM/YYYY):

20/12/19

(date cannot be pre-application)

8. Householder Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address:

Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address:



OS MasterMap 1250/2500/10000 scale
 Monday, December 16, 2019, ID: BW1-00848394
www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 541631 E, 101065 N

© Crown Copyright Ordnance Survey. Licence no. 100041041



BLACKWELL'S
MAPPING SERVICES
 PERSONAL & PROFESSIONAL MAPPING
www.blackwellmapping.co.uk

TEL: 0800 151 2612
maps@blackwell.co.uk

33

PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:	12.02.2020.		
Case No:	LW/20/0009		
Case Officer:	Mr James Emery		

Location: Greggs 165B South Coast Road Peacehaven East Sussex BN10 8NP
Proposal: Application Reference Number: LW/13/0541 Date of Decision: 03/12/2013
Variation of conditions regarding openings and deliveries

Condition Number(s): 6

Conditions(s) Removal:

To supply the shop with fresh products to meet the trading hours consented to under variation LW/14/0916, and to enable the shop to open on bank holidays.

Condition 6 states: Opening hours of the retail units shall be restricted to 07:00hrs to 23:00hrs Monday to Sunday including Bank Holidays. Delivery times shall be restricted to 07:00hrs to 19:00hrs Monday to Saturday and 11:00hrs to 16:00hrs on Sundays and Bank Holidays.

We seek to vary this condition to be able to make deliveries daily at 07:00hr to be able to supply this shop with fresh products to meet the trading hours and to be able to open the shop on Bank Holidays.

We would be making one delivery per day at this time in an 18-tonne HGV, noting that the site is located on a busy road.

I am consulting you on the above development. A copy of the above planning application, together with accompanying plans, drawings and other documents, is available on our Public Access website by following the link below:

<http://www.lewes.gov.uk/planning/1139.asp>

We would be grateful to receive any observations no later than 12.02.2020.

Yours faithfully

Mr James Emery
Case Worker (planning)

Phone: 01273 471600
Email: Customerfirst@lewes-eastbourne.gov.uk
Website: lewes-eastbourne.gov.uk

DELIVERY MANAGEMENT PLAN
GREGGS, 165 SOUTH COAST ROAD, PEACEHAVEN, BN10 8SX

This document has been prepared by Greggs plc.



Image 001: Front Elevation

PURPOSE

This document is in support of our application to vary condition 6 attached to planning application LW/13/0541, which states *"Opening hours of the retail units shall be restricted to 07:00hrs to 23:00hrs Monday to Sunday including Bank Holidays. Delivery times shall be restricted to 07:00hrs to 19:00hrs Monday to Saturday and 11:00hrs to 16:00hrs on Sundays and Bank Holidays."*

We note that Tesco applied for a variation to condition 6, application LW/14/0916, which was granted as follows.

"Opening hours of the retail units shall be restricted to 06:00hrs to 23:00hrs Monday to Sunday including Bank Holidays. Delivery times shall be restricted to 07:00hrs to 19:00hrs Monday to Saturday and 11:00hrs to 16:00hrs on Sundays and Bank Holidays with the exception of newspaper deliveries."

We are not applying to vary the opening hours granted under application LW/14/0916, but do seek to widen the delivery times to 07:00 hours on Sundays and Bank Holidays in line with the other days.

The reason for seeking this variation is that our shop trades on Sundays and to achieve this we have a double delivery on Saturdays. However space is limited and because our products are in the main delivered fresh each day, when there is a Monday bank holiday the shop has to close as they are not able to carry two days stock from the Saturday.

This is a busy seaside location, therefore we are missing out on a fair bit of trade on bank holidays, which no retailer can afford to do, especially in the current economic climate.

We would be making one delivery per day at this time in an 18-tonne HGV, noting that the South Coast Road is a busy commuter route, running the length of Peacehaven and forming part of the route connecting Eastbourne with Brighton.



Image 002: map of South Coast Road through Peacehaven.

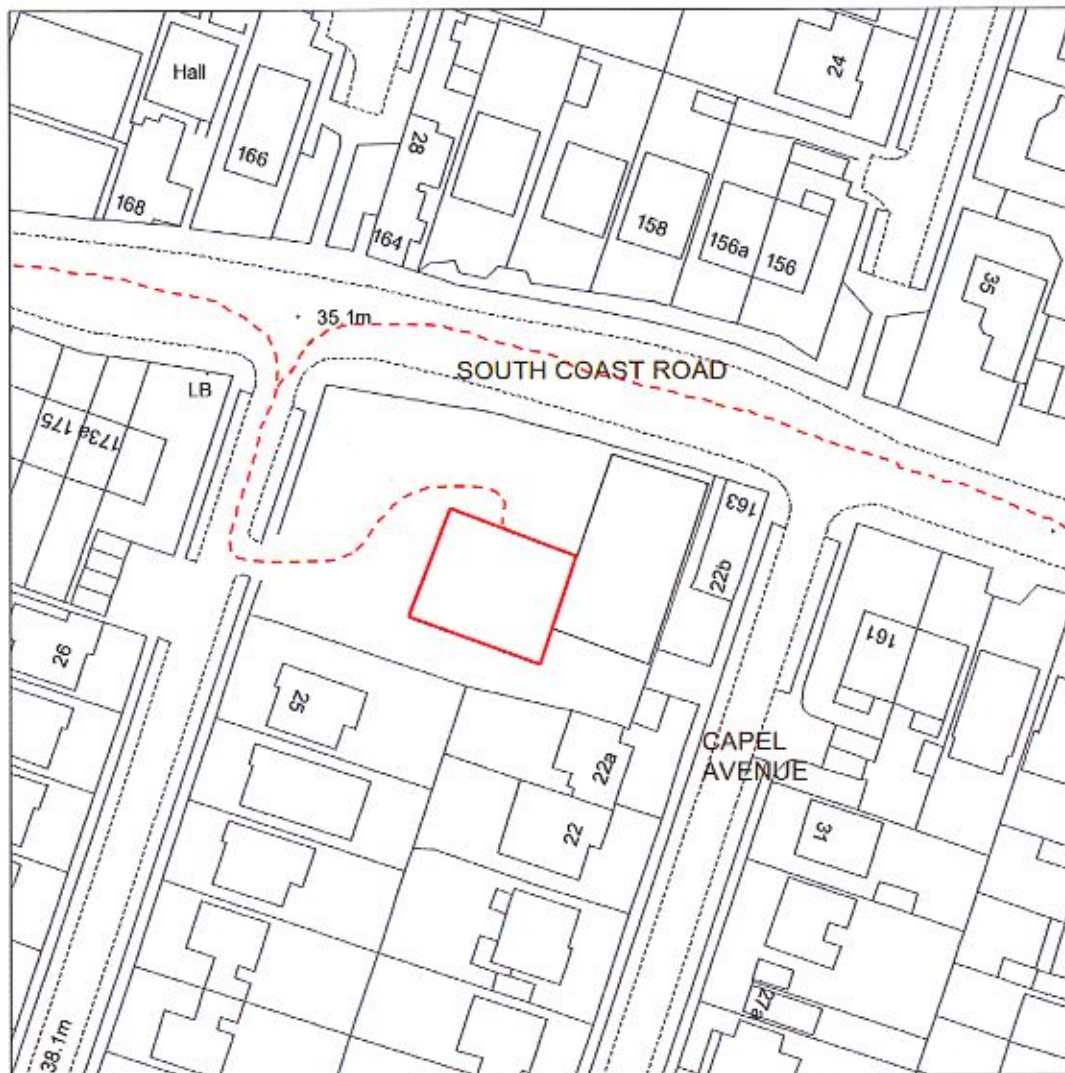
This document provides a Delivery Management Plan to support our application to vary condition 6 to extend delivery times on Sundays and bank holidays to 07:00 hrs. The Plan explains how and when delivery vehicles access the store and sets out the strategy and procedures for ensuring deliveries are made safely and with minimal noise and environmental impact. The Plan takes account of the site location in the context of the surrounding residential properties and shops.

THE SITE

The surrounding area is predominantly residential, however there are a number of retail, office, café/restaurants and financial businesses spread along South Coast Road, including a 24 hr petrol filling station with retail facilities located nearby.

DELIVERIES

Deliveries to be made to the front of the store accessed off Bolney Avenue, as shown on Image 003 below.



165, South Coast Road, Peacehaven

Scale 1:1250

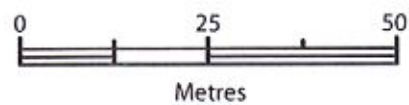


Image 003: Location plan and delivery route



Image 004: Aerial view of the site

Table 1 provides a summary of the type and frequency of deliveries that the store receives each day. Deliveries are made via rigid 18 tonne HGV vehicles up to 11 m in length.

Delivery	Frequency
Ambient and chilled sundries and savouries	1 per day; Sunday to Friday inclusive
Bread/cakes and sandwich mixes/creams	1 per day; Monday to Saturday inclusive

Delivery Details

Delivery duration: 15-20 minutes

Vehicle: rigid 18 tonne HGV up to 11 m in length

AM delivery load – 3-4 stacks (6-8 wheel movements) containing fresh products baked in the bakery that night, this includes cakes, bread etc.

PM delivery load – 5 stacks (10 wheel movements)

- 1-2 cages of stock items such as drinks, crisps, packaging etc
- 1 stack chilled such as fresh sandwich ingredients
- 1-2 stacks of frozen such as frozen savouries

No. of staff working: 1 no. driver per delivery

Stack Heights: 6ft maximum and must be safely stacked before movement.

Note: As we sell fresh cakes and bread which are made in our bakeries the same night, these need to be delivered to the shops before they open to ensure we have fresh products available for our customers.

The delivery area is shared with the other retailers on the site.

PROCEDURES AND PRACTICES

Having outlined the physical layout of the site and the delivery strategy, this section of the Plan provides further measures which will be implemented at the store to minimise any potential impact during the proposed extended delivery times.

- All delivery vehicles will park within the loading area adjacent to the store.
- The delivering schedules will be reviewed to ensure that the schedule is consistent over the permitted delivery periods.
- The policy for all colleagues involved with the delivery process is to minimise noise at all times and to reduce turnaround time to a minimum.
- The delivery area shall be kept in a manner which allows for the efficient delivery of goods with a minimum level of disruption to the immediate area.
- The final approach to the store should be made with the minimum amount of noise with no use of the horn at any time. Vehicle mounted refrigeration units are to be switched off on approach to the store.
- On arrival the delivery vehicle will approach the store from the south and drive straight into the delivery unloading area adjacent to the store. Upon leaving the store, delivery vehicles will re-join Allison Street.
- Vehicles will manoeuvre on site with as little noise as possible. Drivers will ensure they:
 - Engage gears quietly.
 - Keep engine revs to a minimum.
 - Apply brakes gently.
 - Close driver's door quietly.

UNLOADING/RE-LOADING

The following measures should be followed by Greggs' delivery vehicles in the unloading process:

- The vehicle engine will be switched off once the vehicle is in the unloading position.
- A quiet approach strategy will be adopted which will require the low revving of engines, no slamming of cab doors, voices to be kept at a low volume and to ensure radios are off in the cabs.
- Vehicles will be unloaded as quietly as possible, with care taken to minimise contact with trailer walls, lift guardrails and any other obstructions.

GREGGS' FULL DELIVERY AND SERVICE PLAN

Number of Deliveries:

1 x daily ambient and chilled sundries and savouries [Sun to Fri only]

1 x daily bread/cakes and sandwich mixes/creams [Mon to Sat only]

Proposed Delivery times:

Ambient and chilled sundries and savouries = 14:00 hours

Bread/cakes and sandwich mixes/creams = 07:00 hours

We would ideally like the ability to change this within the agreed parameters when we need to.

Delivery vehicle size:

Ambient and chilled sundries and savouries = rigid 18 tonne HGV up to 11 m in length

Bread/cakes and sandwich mixes/creams = rigid 18 tonne HGV up to 11 m in length



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 removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) 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	165
Suffix	
Property name	Greggs
Address line 1	South Coast Road
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 8NP
Description of site location must be completed if postcode is not known:	
Easting (x)	541416
Northing (y)	100900

Description

2. Applicant Details

Title	Mrs
First name	Sara
Surname	Humphries
Company name	Greggs plc
Address line 1	B3 Muckleston Business Centre
Address line 2	Eccleshall Road
Address line 3	Muckleston
Town/city	Market Drayton

2. Applicant Details

Country	
Postcode	TF9 4TF
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. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Planning Application for Demolition of light industrial units and erection of A1 retail units.

Reference number

LW/13/0541

Date of decision (date must be pre-application submission)

03/12/2013

Please state the condition number(s) to which this application relates

Condition number(s)

6

Has the development already started?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

To supply the shop with fresh products to meet the trading hours consented to under variation LW/14/0916, and to enable the shop to open on bank holidays.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 6 states: Opening hours of the retail units shall be restricted to 07:00hrs to 23:00hrs Monday to Sunday including Bank Holidays. Delivery times shall be restricted to 07:00hrs to 19:00hrs Monday to Saturday and 11:00hrs to 16:00hrs on Sundays and Bank Holidays.

We seek to vary this condition to be able to make deliveries daily at 07:00hr to be able to supply this shop with fresh products to meet the trading hours and to be able to open the shop on Bank Holidays.

We would be making one delivery per day at this time in an 18-tonne HGV, noting that the site is located on a busy road.

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?

- ☐ The agent
☒ The applicant
☐ Other person

7. Pre-application Advice

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

☐ Yes ☒ No

8. 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^a and/or agricultural tenant^{**} of any part of the land or building to which this application relates.

^a '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	41
Suffix	
House Name	1st Floor
Address line 1	St James Place
Address line 2	
Town/city	London
Postcode	SW1A 1NS
Date notice served (DD/MM/YYYY)	08/01/2020

Person role

- ☒ The applicant
☐ The agent

Title	Mrs
First name	Sara
Surname	Humphries
Declaration date (DD/MM/YYYY)	08/01/2020

☒ Declaration made

9. 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) 08/01/2020

PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:	20.02.2020.		
Case No:	LW/20/0026		
Case Officer:	Mr James Emery		

Location: 13 Neville Road Peacehaven East Sussex BN10 8PH

Proposal: Proposed front & rear extension with external remedial works

I am consulting you on the above development. A copy of the above planning application, together with accompanying plans, drawings and other documents, is available on our Public Access website by following the link below:

<http://www.lewes.gov.uk/planning/1139.asp>

We would be grateful to receive any observations no later than 20.02.2020.

Yours faithfully

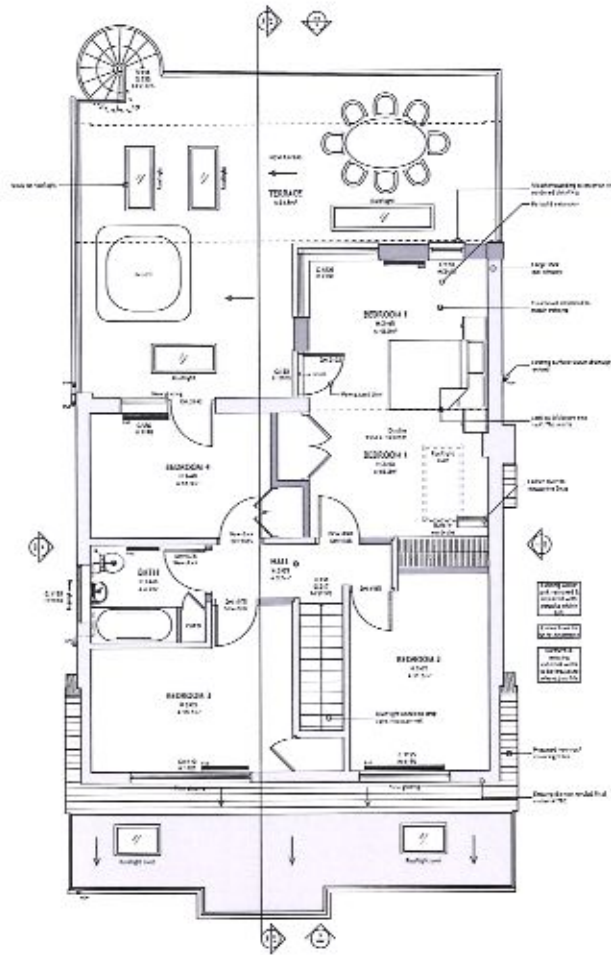
Mr James Emery

Case Worker (planning)

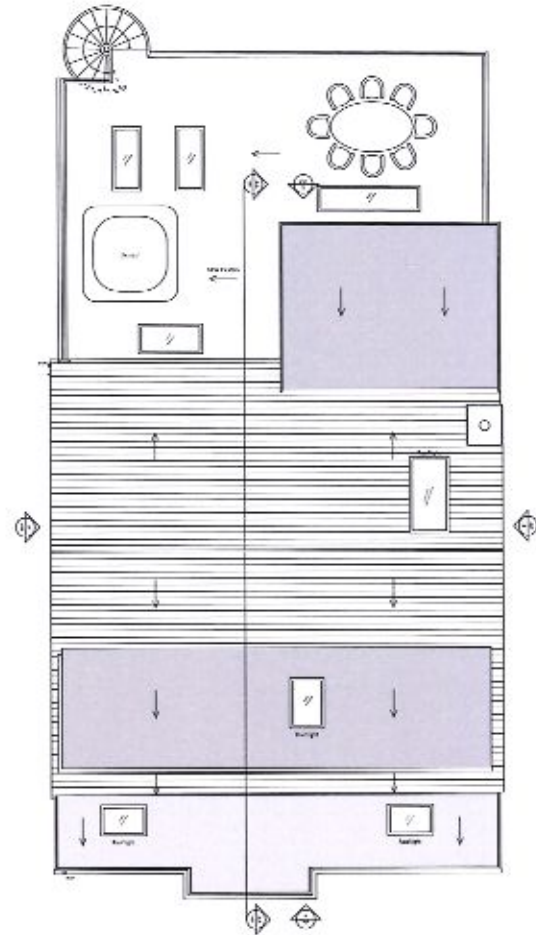
Phone: 01273 471600

Email: Customerfirst@lewes-eastbourne.gov.uk

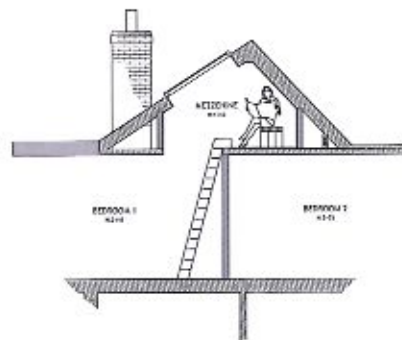
Website: lewes-eastbourne.gov.uk



PROPOSED FIRST FLOOR PLAN 1:50 @ A1



PROPOSED ROOF PLAN 1:50 @ A1



PROPOSED SECTION B-B 1:50 @ A1



scale in metres

LIFE SIZE

PROPOSED FIRST FLOOR PLAN,
ROOF PLAN & SECTION

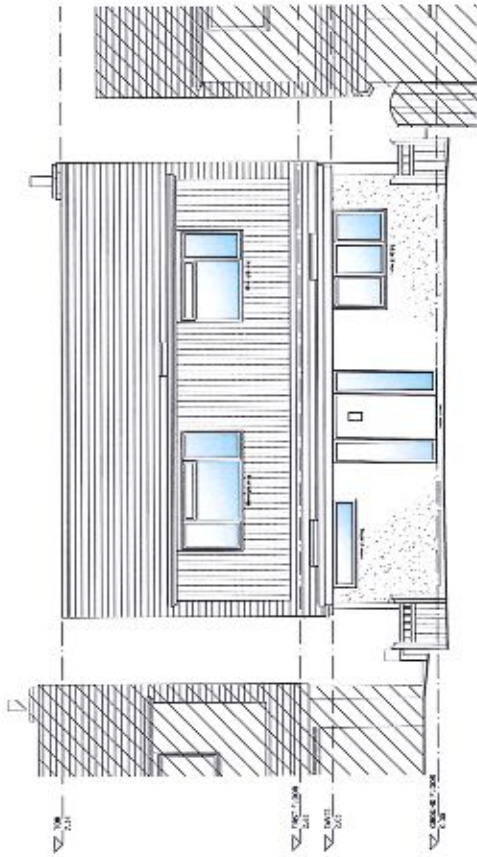
19034NR PR02

PLANNING

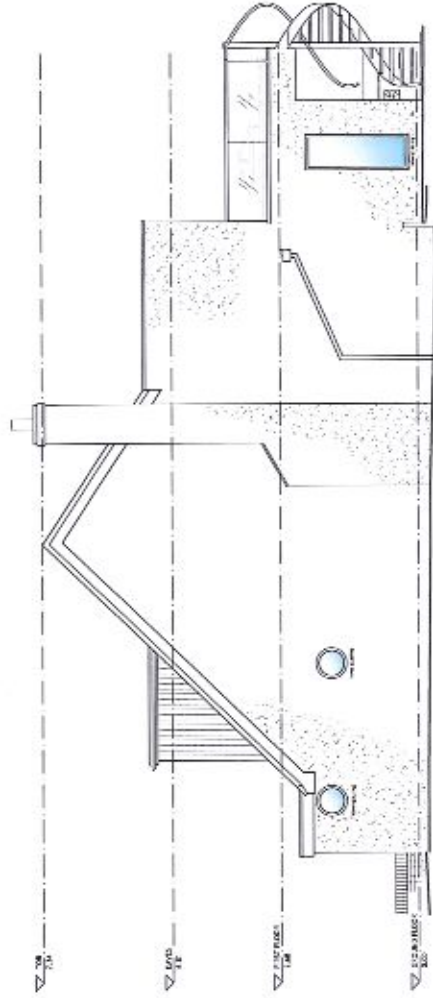
DATE

DATE

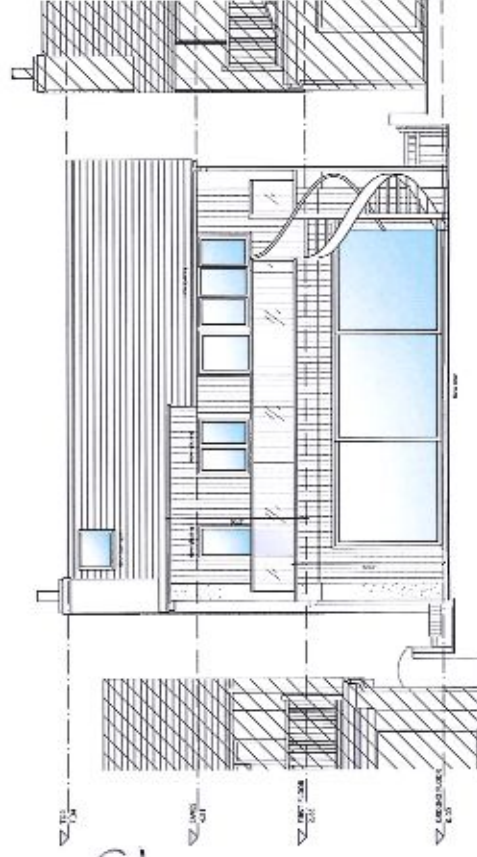
11/10/19 11/10/19 11/10/19 11/10/19



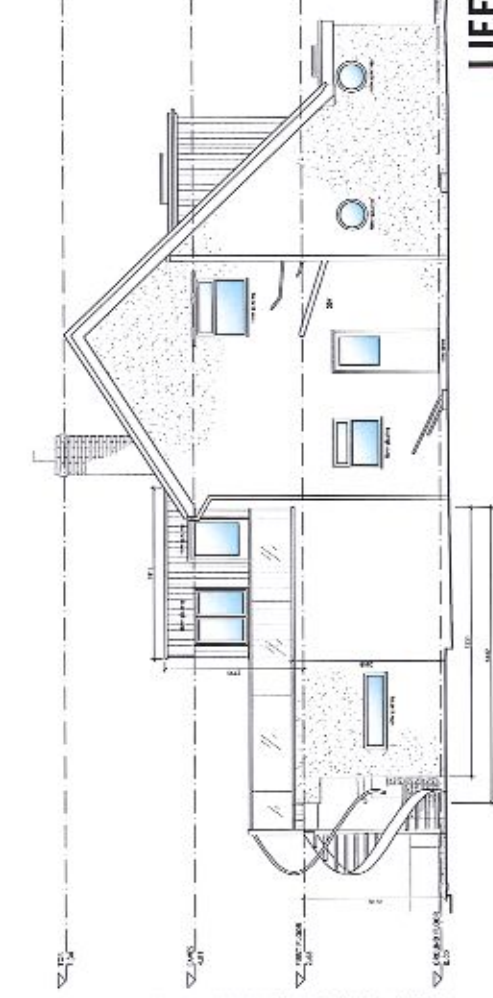
PROPOSED FRONT ELEVATION (N) 1:50 @ A1



PROPOSED SIDE ELEVATION (W) 1:50 @ A1



PROPOSED REAR ELEVATION (S) 1:50 @ A1



PROPOSED SIDE ELEVATION (E) 1:50 @ A1

**LIFE
SIZE**

PROPOSED ELEVATIONS

19034NR PR03

PLANNING

DATE: 12/11/19

BY: 12/11/19

12/11/19

12/11/19

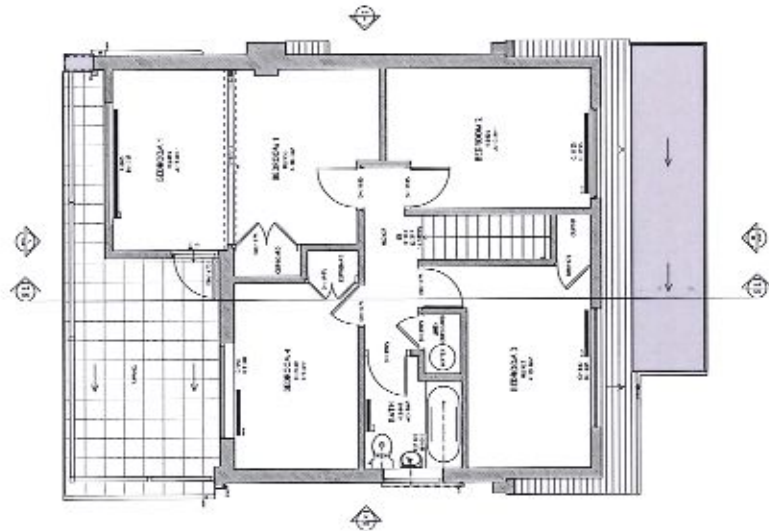
12/11/19

12/11/19

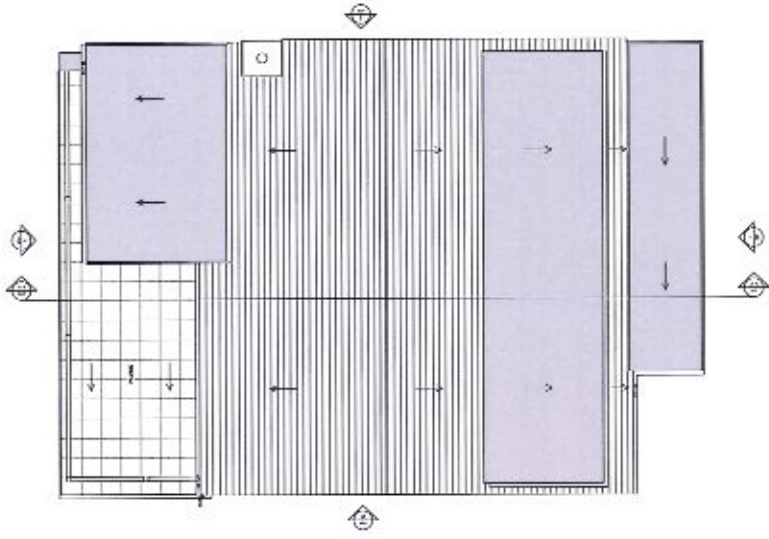
12/11/19

12/11/19

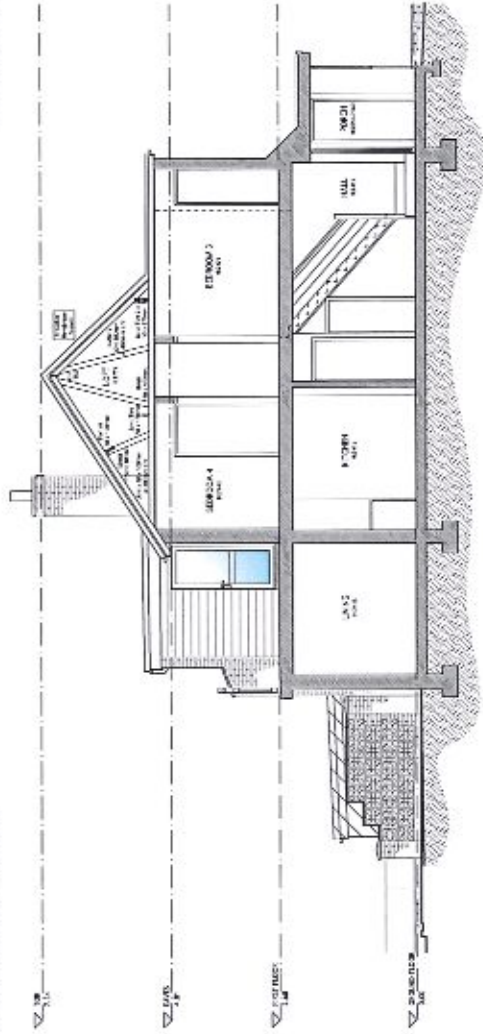
12/11/19



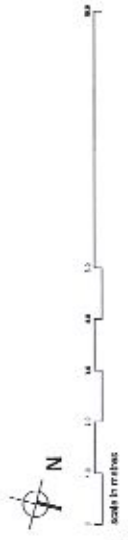
AS EXISTING FIRST FLOOR PLAN 1:50 @ A1



AS EXISTING ROOF PLAN 1:50 @ A1



AS EXISTING SECTION A-A 1:50 @ A1

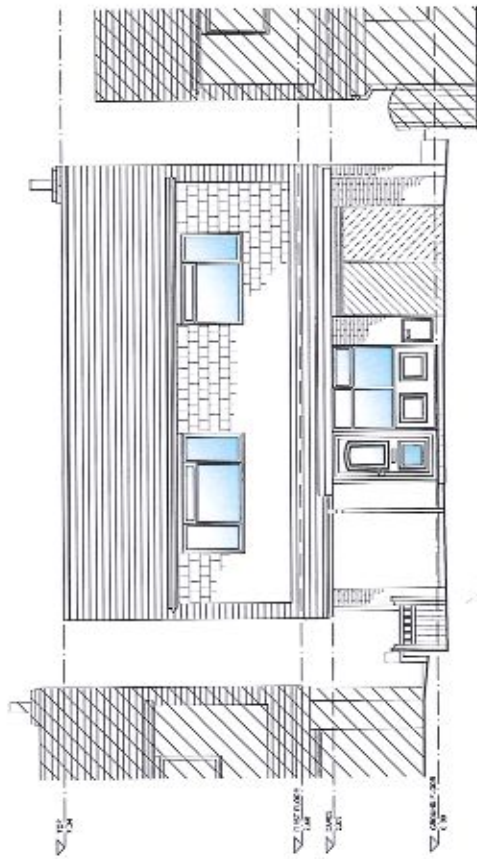


LIFE SIZE

EXISTING FRIST & ROOF PLAN
& SECTION AA
19034NR EX02
PLANNING

DATE: 12/12/19
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

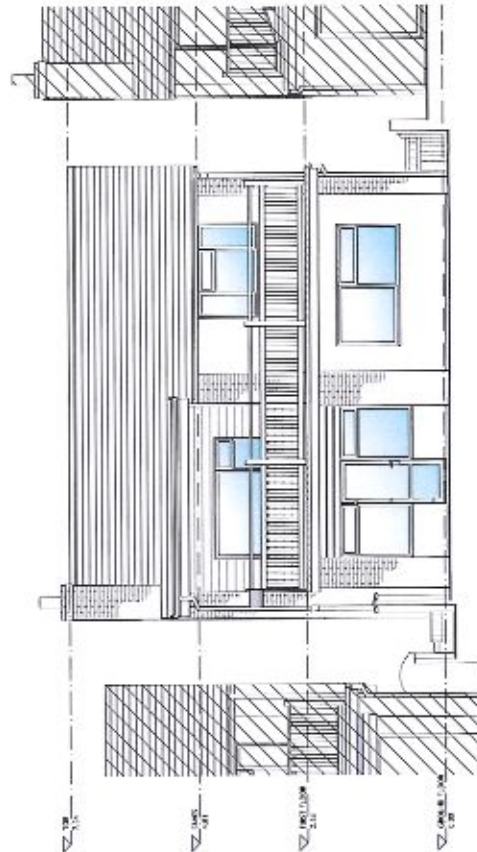
54



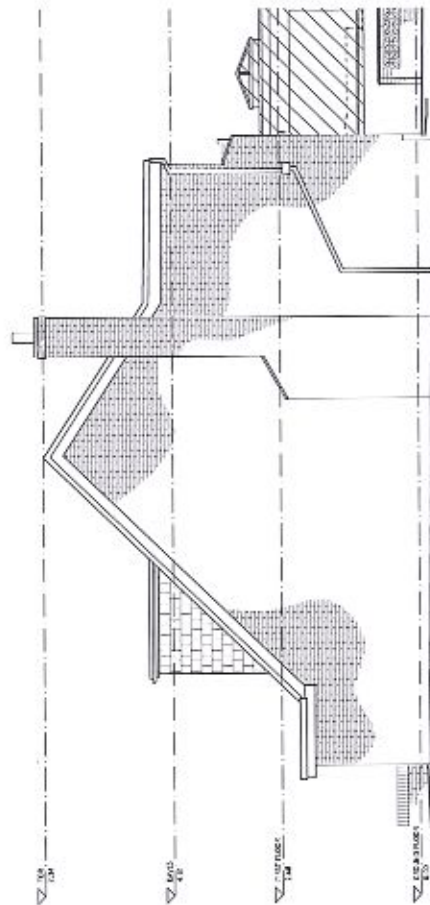
AS EXISTING FRONT ELEVATION (N) 1:50 @ A1



AS EXISTING SIDE ELEVATION (E) 1:50 @ A1



AS EXISTING REAR ELEVATION (S) 1:50 @ A1



AS EXISTING SIDE ELEVATION (W) 1:50 @ A1

LIFE SIZE

EXISTING ELEVATIONS

19034NR EX03

PLANNING

DATE: 10/11/10

1.0000000000000000

1.0000000000000000

1.0000000000000000

1.0000000000000000

1.0000000000000000

1.0000000000000000

1.0000000000000000

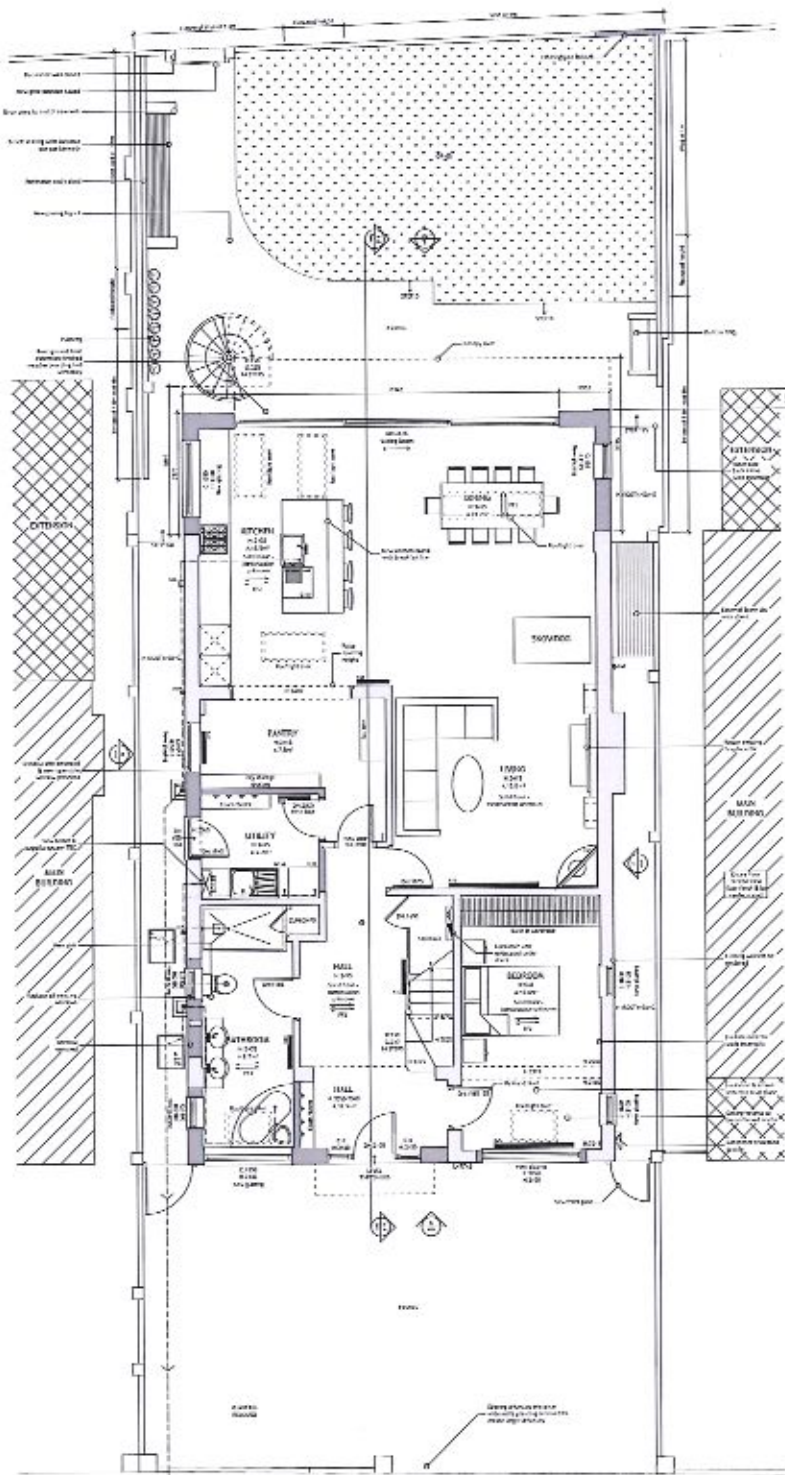
1.0000000000000000

1.0000000000000000

1.0000000000000000

SS

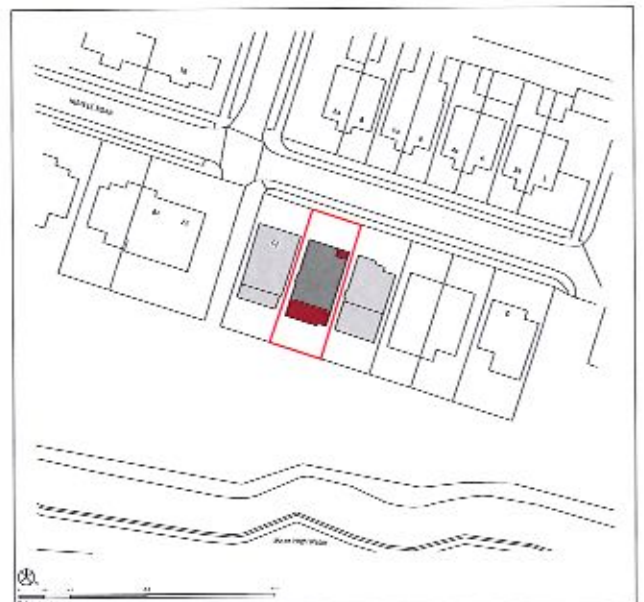




PROPOSED GROUND FLOOR PLAN 1:50 @ A1



LOCATION PLAN 1:1250 @ A1



PROPOSED BLOCK PLAN 1:500 @ A1



57

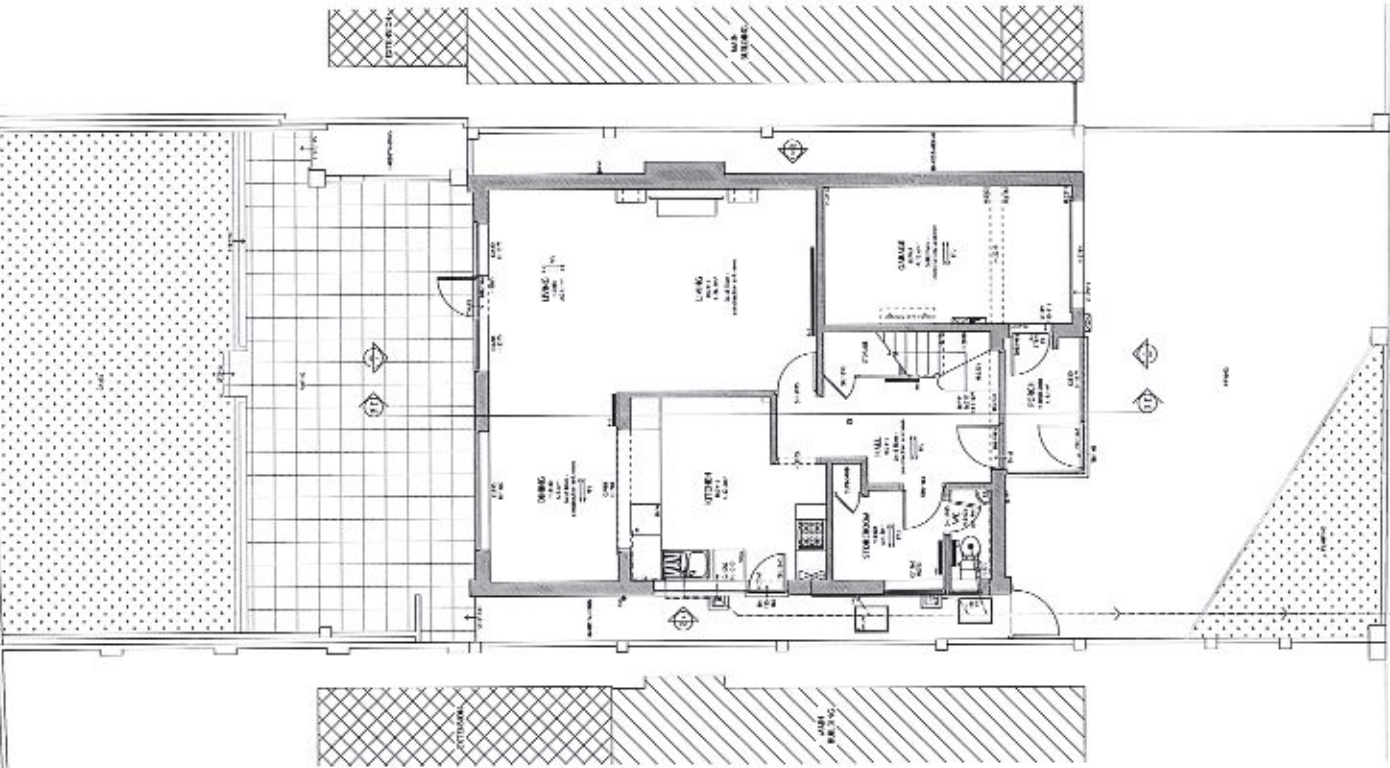
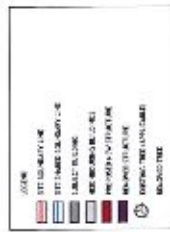
**LIFE
SIZE**

**PROPOSED GROUND FLOOR
PLAN**

19034NR PR01

PLANNING

13 HAVILL ROAD, REACHWOOD
REACHWOOD FRONT & REAR ELEVATIONS REVISIONS, ALTERATIONS
DATE: 10/13/15 DRAWN: J.A. CHECKED: J.A.



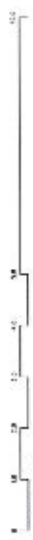
LIFE
SIZE

EXISTING SITE LOCATION &
BLOCK PLAN & GF PLAN

19034NR EX01

PLANNING

DATE: 14/04/2011
PROJECT: 19034NR EX01
PROJECT: 19034NR EX01
PROJECT: 19034NR EX01



59



Lewes District Council

Planning Services

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

Tel: 01273 471600 Fax: 01273 484452 Minicom: 01273 484488

www.lewes-eastbourne.gov.uk DX No. 3118 Lewes-1

Ian Fitzpatrick - Director of Regeneration and Planning

Mr & Mrs Smith
c/o Mr D Shear
Shear Design
2 Saffron Close
Shoreham By Sea
BN43 6JF

LW/19/0822

Town and Country Planning Act 1990 – Section 191 & 192

**Town and Country Planning (Development Management Procedure) (England)
Order 2015: Article 39**

**The Town and Country Planning (General Permitted
Development) (England) Order 2015**

Certificate of Lawful Use or Development (Proposed)

Lewes District Council hereby certify that on 15 November 2019 the **operations** described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and **DELINEATED** on the plan attached to this Certificate, **is lawful** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended).

First Schedule

Conversion of garage to habitable room

Second Schedule

8 Wendale Drive Peacehaven East Sussex BN10 8NX

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Proposed Block Plan	2 December 2019	SK2 REV D
Location Plan	2 December 2019	SK2 REV D
Existing Elevation(s)	2 December 2019	SK2 REV D
Proposed Elevation(s)	2 December 2019	SK2 REV D

Reference	LW/20/0008/CD
Alternative Reference	Not Available
Application Received	Wed 08 Jan 2020
Application Validated	Wed 08 Jan 2020
Address	17 Cliff Avenue Peacehaven East Sussex BN10 8QG
Proposal	Discharge of conditions 4 (renewable energy),5 (electric vehicle charging point) 6, (materials) and 7 (refuse and recycling)



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 approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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	17
Suffix	
Property name	
Address line 1	Cliff Avenue
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 8QG
Description of site location must be completed if postcode is not known:	
Easting (x)	542456
Northing (y)	100490

Description

--

2. Applicant Details

Title	Other
Other	
First name	
Surname	Leach
Company name	PL Projects Ltd
Address line 1	Brauncewell House
Address line 2	Novington Lane
Address line 3	

63

2. Applicant Details

Town/city	Ringmer
Country	
Postcode	
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Stephen
Surname	Howe
Company name	
Address line 1	90
Address line 2	Barn Rise
Address line 3	
Town/city	Seaford
Country	
Postcode	BN25 3DD
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Construction of 3 no. detached three bedroom bungalows following demolition of existing dwelling

Reference number

LW/19/0621

Date of decision (date must be pre-application submission)

13/12/2019

Please state the condition number(s) to which this application relates

Condition number(s)

4 - Sustainability

4. Description of the Proposal

5 - Vehicle charging points
6 - Materials
7 - Refuse/recycling

Has the development already started?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 4 - Falcon Energy SAP Energy/Environmental Performance Information, Compliance Reports and Predicted Energy Assessments, Design and Access Statement (includes section on sustainability)
Condition 5 - IEC Socket Info, drawings 13.001 and 13.004 showing locations of charging points.
Condition 6 - Materials listed on drawing 10.001C
Condition 7 - Bins to be at rear of dwellings, brought out to front on collection days to hardstandings shown on drawing 10.001C.

7. 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

8. Pre-application Advice

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

☐ Yes ☒ No

9. 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)

06/01/2020

Date: 14/11/2019

Our Ref: 19054 / Design and Access

DESIGN AND ACCESS STATEMENT

In support of proposed 3 no. new dwellings at:
17 Cliff Avenue, Peacehaven, East Sussex

Contents:

1. Proposal
2. Site and Surroundings
3. Design
4. Accessibility Statement
5. Sustainability Statement
6. Conclusion

1. Proposal:

It is proposed to construct 3 no. three bedroom bungalows and 2 no. three bedroom detached bungalows on a residential plot in Cliff Avenue, Peacehaven, following the demolition of the existing detached house. Existing vehicular crossovers will be enlarged to provide access for parking at the front of the proposed dwellings.

2. Site and Surroundings:

Cliff Avenue is located in Peacehaven and consists predominantly of bungalows and 2 storey residential properties, the site slopes to the southeast and its front and rear boundaries are orientated east / west, the area of the site is 1100 sq/ms

The application site is not within a Conservation Area or the Green Belt, nor is it within a Flood Risk area

3. Design:

Use:

The site is currently classed as residential and contains a single detached house. It is the intention to construct 3 new three bedroom bungalows which will better serve the needs of local families, and utilise the site in a more practical way

Layout:

The proposed new bungalows will have 3 bedrooms and all living accommodation at ground floor level. To the front will be a paved driveway with parking for two vehicles per dwelling, the rear of the site will have a small patios and the rest will be laid to lawn

The proposed footprints of the new dwelling are orientated on an east / west access so that the front elevations relate to the road frontage

The proposal takes into account the relationship between proposed and existing buildings, the plot size and the prevailing density of the area, and the distance to boundaries to avoid a cramped form of development.

Appearance:

The proposed dwellings has been designed in a sympathetic style, respecting the overall feel and scale of the local surroundings and adjacent properties. The use of brick elevations, UPVC windows and a natural tiled roof will afford low maintenance and a clean modern appearance. The ridge heights will be lower than adjacent properties

Amount:

The proposal is for the construction of 3 new three bedroom bungalows, with gross internal floor areas of 132 sq/ms each

Scale:

The maximum ridge height will be 5.65 metres which is similar to adjacent properties, the footprints of the properties will also be similar to adjacent properties

Landscaping:

Ample space is available to the rear of the dwellings for the proposed lawned areas, and similarly ample space is available to the front of the houses for vehicular parking. The planting to the boundaries will be cut back and tidied up and a new close boarded timber fence will be incorporated to the side and rear boundaries.

A soft landscaping strategy to enhance and compliment the development will be submitted for consideration

4. Accessibility Statement:

Reference has been made to the following documents:

- BS Code of Practice BS 8300, 2001
- Building regulations

The proposal takes into account the needs of the disabled at present, and the option to be adapted in the future as follows:

1. Spacious driveway, with hard surface for easy maneuvering of wheelchairs
2. Short and easy access to level threshold entry point, parking immediately adjacent, gradients not exceeding 1:12
3. All main ground floor rooms will have generous maneuvering spaces for wheelchairs and all doors and hallways will conform to part M of the B' Regs
4. Master bedrooms have level access to adequately sized ensuites
5. Full compliance with Part M of the Building Regulations

5. Sustainability Statement:

The proposal takes into account the requirements relating to the efficient use of energy and water as follows:

- The intention is to provide a well designed low maintenance dwelling which will be insulated to exceed the requirements of Part L1 of the Building Regs
- The building will fully comply with the DEFRA standards limiting cold bridging and air leakage
- The house will incorporate large windows to maximise the amount of natural daylight available
- Low energy electrical equipment will be utilised where practical
- Sustainable materials from managed sources will be used throughout the construction process where possible
- All timber used will be FSC certified
- The choice of materials will also address minimising future maintenance, redecoration and component replacement requirements
- Topsoil will be carefully stripped back and stored for re-use during landscaping works
- Permeable surfacing will be used for the driveway and other hard surface areas
- Refuse and recycling bins will be located within the curtilage of the property near the main entrance as directed by the local collection authority
- Local shops and community facilities are available within close proximity of the site, and more extensive facilities are accessible via public transport

6. Conclusion:

The principal of developing the site with three new dwellings has been carefully considered

All aspects of accessibility, security and the varied nature of the users of the proposed houses have been considered, as have the requirements relating to the efficient use of energy and water

The houses will be constructed of high quality materials, carefully detailed to produce a contemporary development that will compliment its surroundings.

Reference	LW/19/0929/CD
Alternative Reference	PP-08392037
Application Received	Tue 31 Dec 2019
Application Validated	Tue 31 Dec 2019
Address	138 South Coast Road Peacehaven East Sussex BN10 8ER
Proposal	Discharge of condition 2 of application LW/18/0630 for details of all external materials



Landivar Architects Limited
The Workshop,
Unit 3,
29-42 Windsor Street,
Brighton,
BN1 1RJ.
Tel: 01273 739590
email: info@landivar-architects.com

09.12.19

Lewes District Council
Southover House,
Southover Rd,
Lewes
BN7 1AB

Dear Sir/Madam,

RE - Planning Application for 138 South Coast Road, Peacehaven.
Approval of Details Reserved by Condition 2 of application LW/18/0630

(Application to vary a condition)

Please find attached a list of material samples for 138 South Coast Road, Peacehaven,

This is in order to discharge planning condition 2, given on the Decision Notice of 20/12/2018.

"No development shall take place above ground floor slab level until details and samples of all external materials including the fenestration, hard surfaces, roof materials and external finishes to walls, have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details and samples and retained as such thereafter.

The samples to be submitted by hand are as follows:

2. Aquaslab Ecogranite Grey Truro Pavers (Permeable paving)



3. Smeed Dean /Wienerberger.

(Variation of stock brick).



4. Siberian Larch for horizontal slatted fence panels



5. Midnight Forma Composite Cladding (ecoscape uk)



Midnight Forma Composite Cladding

Board size: 142mm x 13mm Profile
Available in 2400mm and 3600mm lengths

6. UPVC windows finished in RAL 7016.

(Variation from aluminium windows to Grey UPVC.).



Please do not hesitate to call or email me if you have any questions or need any further information.

Kind regards,

Martin Landivar

A handwritten signature in black ink, appearing to read 'M. Landivar' with a stylized flourish at the end.

RIBA



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 approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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	138
Suffix	
Property name	
Address line 1	South Coast Road
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 8ER
Description of site location must be completed if postcode is not known:	
Easting (x)	541574
Northing (y)	100883
Description	

2. Applicant Details

Title	Mr
First name	E
Surname	Leone
Company name	
Address line 1	C/O Agent
Address line 2	
Address line 3	
Town/city	

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Martin"/>
Surname	<input type="text" value="Landivar"/>
Company name	<input type="text" value="Landivar Architects Limited"/>
Address line 1	<input type="text" value="The Workshop, Unit 3, 29-42"/>
Address line 2	<input type="text" value="Windsor Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Brighton"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="BN11RJ"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing single storey building and garage and construction of four storey mixed use development with two commercial units at ground floor and ten 1 and 2 bed flats on upper storeys.

Reference number

Date of decision (date must be pre-application submission)

Please state the condition number(s) to which this application relates

Condition number(s)

4. Description of the Proposal

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/10/2019

Has the development been completed?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Materials schedule

7. 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

8. Pre-application Advice

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

☐ Yes ☒ No

9. 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)

27/12/2019

