

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
BN10 8BB

Minutes of the meeting of the Planning & Highways Committee held online (Zoom) at 7.30pm on Tuesday 11th August 2020

Present – Cllr I Sharkey (Chair) Cllr Cheta, Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr L Mills, Cllr R White, Cllr A Goble, Cllr A Milliner, Victoria Onis (Admin & Meeting Officer)

It was resolved that Cllr C Gallagher participates in the meeting in a non-voting capacity.

Seven members of the public were also present and Simon Hall from Cola's LTD.

1 PH839 CHAIR ANNOUNCEMENTS

The Chair welcomed everyone to the meeting.

2 PH840 PUBLIC QUESTIONS

A member of the public asked for updates on Re-registering of car parks as Assets of Community value (ACV)
The Chair updated that the Town Clerk is dealing with this and is ongoing and will give an update when available.

Members of the public informed Councillors of their Objections to application LW/20/0390. All comments were noted and will be sent to the Case worker at Lewes District Council. The Admin Officer also informed the Members of Public on the importance of also submitting concerns directly online to LDC.

3 PH841 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies for absence were accepted from Cllr Hill

4 PH842 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr Mills – has acquaintances living in the area of the Planning Application LW/20/0390

5 PH843 TO ADOPT THE MINUTES FROM THE 7th July 2020

It was resolved to adopt the minutes as a true record

Proposed Cllr Seabrook

Seconded Cllr Paul

All in agreement

6 PH844 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher provided an update and informed the Committee that there is a Steering Group meeting on 13th August at 7pm and is important it goes ahead, as there is much to report.

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Cllr Gallagher reminded the Committee on the importance of putting a Neighbourhood plan in place, protecting Public land is emphasised as the public are excluded from 92% of Public Land. The Government have now put a White paper out for consultation, it is proposed to changing planning law and there will be less chance to influence local developments.

Currently 97% of Planning Applications are approved 1st time. £1M homes with approval still have not been built and this will all be on green fields, so therefore it is so important that we protect our green space.

If the Governments plan goes ahead, Land will be put into 3 categories, Growth, Renewal and Protect and depending where the land is, if you're in the growth area, very little planning permissions will be needed and Peacehaven is a pure growth area.

Protecting Peacehaven's public Green Space is a priority for the NDP. Everyone needs to get behind the Neighbourhood plan, to get it through and supported as soon as possible, so we have these protections in place.

7 PH845 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

This report was noted by the Committee

8 PH846 TO DISCUSS AND DECIDE ON AN ACTION FOR THE SUBWAY PLANTER

ESCC has missed the point with our request. We need to pursue again as PTC need the pavement parking to stop, bollards are needed.

Parking on the pavement is damaging the services underneath and the pavement is not made to withstand the weight of these lorries/vehicles parking there. Safety issues for the public is the main concern, this is a busy area with many outlets.

It was proposed for the Grounds team to repair the planter and for the Town Clerk to respond to East Sussex Highways, to request bollards at this site and outside of Greggs/Costa which is also a Safety concern.

Proposed Cllr Seabrook

Seconded Cllr White

All in agreement

9 PH847 TO NOTE – APPEAL AGAINST ENFORCEMENT NOTICE – 18 VALLEY ROAD

The Appeal notice above was noted.

Cllr Griffiths also mentioned the Coaster application Appeal LW/20/0204– The Admin Officer will resend the email to the Planning Committee which was sent to PTC Planning Committee on the 6th August. This will then be followed up.

10 PH848 TO DISCUSS THE COLAS OPERATING CENTRE APPLICATION HODDERN FARM.

Simon Hall, Street Lighting Manager Colas LTD, attended the meeting to give information on the Vehicle Operating License applied for through Dept of Transport for a warehouse unit, office and vehicle parking at industrial Unit 3 at Hoddern Farm (previously used by Barrett Homes)

- They have a 3yr minimum contract with Brighton & Hove County Council to replace LED Lights and want to be near the A259. Colas Ltd have depots through East and West Sussex and a unit near Gatwick.

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- At the Peacehaven base there will be 2 or 3 staff members in the industrial unit and 2 large vehicles and 4 platform cherry picker style vehicles. The majority of vehicles will go home with the operatives as they are on call for emergencies. The site will be used Mon-Friday and be open to collect street lighting equipment and operatives unlikely to be there every day.
- There will be a telephone number on the front of the Colas building for residents to contact with any queries regarding the site.
- It was noted that the paper work shows that they will access the site via Hoyle Road, but there is actually no access via Hoyle road. Simon Hall will confirm this.
- Simon Hall confirmed that the largest vehicle is a 7.5-ton crane lorry. The depot in Crawley will store the larger vehicles and at the depot at Black Rock.
- There is currently a planning application for the site at Black Rock for a housing development. Simon confirmed that although there are no immediate plans for the site right now, he can't guarantee the outcome for these plans, he updated the Committee that they also have another depot in Shoreham, where they also store larger equipment.
- Plans are to use the industrial unit at Peacehaven as a warehouse only and there will be no work going on at this site and there should not be any noisy activities, apart from loading a van up. Should not cause any distress to residents.
- Simon informed the Committee that he is contactable, for any further queries regarding street lighting operations, Corporate info, CSR policies and Mark Simmonds will be a contact for technical information for the operating license and vehicles.

Committee comments

No right to object to this application, the Traffic commissioner will be making the decision and concerns on the usage and vehicles stationed there have been addressed with the Committee. The Warehouse for Colas to store their equipment will still be there, this application is just for them to store vehicles.

11 PH849 REVIEW & UPDATE OF COMMITTEE'S BUSINESS PLAN ELEMENTS

Cllr Seabrook has sent some updates/ideas to the Business Committee with some fresh ideas for some consideration.

The Committee will look at Cllr Seabrook's email and consider the content and bring back to the next Planning and Highways meeting. Cllr Griffiths asked Committee members to refer to Terms of Reference.

12 TO CONSIDER Planning applications as follows:-

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| PH850 LW/20/0451 2 Bramber Close Peacehaven East Sussex BN10 8DH Case Worker Julie Cattell | Erection of a semi-detached 2 bedroom dwelling This property has already been refused to extend the property. The application has not been completed correctly. There are hedges involved and a mature hedge will be lost, this planning application states there is not. The garage that will be removed is also attached to the neighbouring properties garage. |
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| | <p>Increased traffic and congestion Exacerbate existing parking problems Over development</p> <p>Peacehaven town council object to this application</p> <p>Proposed Cllr Griffiths Seconded Cllr Seabrook All in Agreement</p> |
| <p>PH851 LW/20/0445 196A South Coast Road Peacehaven</p> <p>Case worker Julie Cattell</p> | <p>Change of use of premises from office to a single bedroom dwelling</p> <p>Application will keep character of the building. No parking space but only small 1 bedroom property, next to bus stop.</p> <p>Peacehaven TC recommend approval.</p> <p>Proposed Cllr Seabrook Seconded Cllr Milliner All in Agreement</p> |
| <p>PH852 LW/20/0428 2A Slindon Avenue Peacehaven</p> <p>Case worker Julie Cattell</p> | <p>Addition of windowless dormer to North side elevation.</p> <p>Unable to make comments – already decisioned by LDC</p> |
| <p>PH853 LW/20/0419 27 Roderick Avenue Peacehaven</p> <p>Case worker – Julie Cattell</p> | <p>Remove existing flat roof over kitchen, and replace with hipped roof to tie in with existing roof</p> <p>Unable to make comments – already decisioned by LDC</p> |
| <p>PH854 LW/20/0446 23 Edith Ave Peacehaven</p> <p>Case Worker Sarah Sullivan</p> | <p>Single Storey rear extension</p> <p>Unable to make comments – already decisioned by LDC</p> |
| <p>PH855 LW/20/0405 23 Abbey Close Peacehaven</p> <p>Case Worker Julie Cattell</p> | <p>Section 73A retrospective application for a single parking space built in front garden</p> <p>Unable to make comments – already decisioned by LDC</p> |
| <p>PH856 LW/20/0390 Sweetwater 26 Blakeney Avenue</p> <p>Case Worker Julie Cattell</p> | <p>Change of use of land to use as a residential caravan site for gypsy/traveller family, with two caravans of which no more than one would be a static caravan/mobile home, together with the laying of hard standing and the retention of the existing bungalow as amenity building</p> <p>Peacehaven Town Council would like to OBJECT TO THIS APPLICATION</p> |

Peacehaven is currently in the process of trying to protect the natural green space. Within any town there are Planning boundaries and up to those boundaries are urban settlements and this application LW/20/0390, is outside of this urban Boundary and in the countryside.

LDC have a core strategy part 2 in place. This document has a policy DM4 giving exceptions of when something can be built in the countryside or agricultural land, and this new application does not meet any of those exceptions. According to the core strategy document for Lewes, very strong policies are set for travellers and it was found that there was no more need to find anymore sites for Travellers, the main site is just off Lewes and there is room there for more.

It is Article 4 land, which is a rural area of outstanding natural beauty, there are nearby horses and there are environmental concerns to protect this area. This new site is unnecessary when there is space at the main site and it doesn't fit any criteria to 1) build/develop in the countryside and 2) to make any allowance for travellers.

Town Councillors have been to view the site and have reviewed all areas of this proposed site.

- There is a static caravan already on the site and a septic tank fitted at far end of it which was fitted 2 years ago, and the position of the septic tank is a concern.
- The existing building there which is a 1 bedroom bungalow, is classed on the application as the day room/games room, this has a wooden base/veranda, this building base is rotting away. The water comes in and goes out to a septic tank. New caravan will be further up, with a longer distance to go to the septic tank.
- The Grazing land stated on the application is not actually grazing land, the grazing land is further down.
- Concerns why there will be a touring caravan next to hedge at the back, as well as a static van?
- Large gate opening out on to a public footpath. Which is unsuitable for large vehicles.
- The land here is Clay based ground surface, so water struggles to drain away. Potential for flooding and a natural spring is here.

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| | <ul style="list-style-type: none"> • 1 traveller family can be up to 70 people. Concerns this site will be used for a bigger family than stated. • This area is Defined as a rural area/county side area. Different set of planning rules should be applied to this area of natural beauty. • Concerns that previous Planning Applications for the last 25yrs have suddenly disappeared from the LDC Planning website. • Annual report for building, last one in 2018 states that Blakeney Ave is a red zone, unsuitable for building. This piece of land is Grazing land and soak away, which is a soggy piece of land, the access to this site is the A259 which has always been unrepaired as always collapsing on this section. <p>Peacehaven Town Council would like to OBJECT TO THIS APPLICATION</p> <p>Proposed Cllr Milliner Seconded Cllr Seabrook All in Agreement</p> |
| <p>PH857 LW/20/0452 5 Greenhill Way Peacehaven</p> <p>Case Worker Sarah Scannell</p> | <p>Construction of a 2 bedroom bungalow to the land at the rear</p> <p>Outside of planning boundary not happy to recommend approval, this is a back garden development</p> <p>Peacehaven Town Council would like to OBJECT TO THIS APPLICATION</p> <p>Proposed Cllr Griffiths Seconded Cllr Seabrook All in Agreement</p> |
| <p>PH858 LW/20/0443 8A Downland Avenue Peacehaven</p> <p>Case worker James Emery</p> | <p>Proposed loft conversion</p> <p>Large dormer with no windows, does not extend beyond the house, there have been no objections. Was queried that the owners may add a window at later stage but can only base decision on the information, we have now.</p> <p>Peacehaven TC recommend approval.</p> <p>Proposed Cllr Seabrook Seconded Cllr White All in Agreement</p> |

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| <p>PH859 LW/20/0375 198 South Coast Road Peacehaven</p> <p>Case worker Julie Cattell</p> | <p>Demolition of existing single storey hot food takeaway building and erection of a 3 storey building which will consist of a hot food takeaway at ground floor level and 1no. two bedroom flat and 3no. 1 bedroom flats.</p> <p>Pre planning advice was taken by applicant, but haven't taken all the advice. Smaller flat doesn't meet national standards. Too bulky for the area. Big extractor up the side of the building.</p> <p>Bulky, poor amenities for anyone moving into the flats. Previous flat application was refused as out of keeping with area.</p> <p>Inadequate access to property, Over development Car parking</p> <p>Peacehaven Town Council would like to OBJECT TO THIS APPLICATION</p> <p>Proposed Cllr Griffiths Seconded Cllr Milliner All in agreement</p> |
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13 PH860 To note the following Planning Applications:-

There were no planning applications to note.

14 TO NOTE the following planning application Decision Notices:-

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| <p>PH861 LW/20/0128 118 Roderick Avenue Peacehaven</p> | <p>Householder for Raise the ridge height and installation of dormer to north side (revision of LW/19/0617)</p> <p>Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application</p> |
| <p>PH862 LW/20/0122 7 Tor Road</p> | <p>Householder for Extension to existing Garage</p> <p>Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application</p> |
| <p>PH863 LW/20/0312 21 Downs Walk Peacehaven</p> | <p>Single storey flat roof extension and conversion of existing integral garage to form a guest bedroom with ensuite, shower room, utility room and TV/ games room. External</p> |

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| | <p>walls to be re-cladded at ground floor level with smooth render paint</p> <p>Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application</p> |
| <p>PH864 LW/20/319 32 Telscombe Road Peacehaven</p> | <p>Planning Application for Construction of two new 3 bedroom bungalows</p> <p>Planning Officers report http://padocs.lewes-eastbourne.gov.uk/my-requests/document-viewer?DocNo=18200117</p> <p>Lewes DC Grants permission Peacehaven Town Council Objected to this application.</p> |
| <p>PH865 LW/20/0330 20 Capel Avenue Peacehaven</p> | <p>Householder for Alterations to form rooms in the roof with rear dormer and velux windows in the front roof elevation</p> <p>Lewes DC Grants permission Peacehaven's Planning & Highways Committee Supported this application</p> |
| <p>PH866 LW/20/0135 96 The Promenade Peacehaven</p> | <p>Planning Application for First Floor roof extension above existing ground floor rear extension, side facing dormer (facing Horsham Avenue) in matching material and associated window alterations.</p> <p>Lewes DC Grants Permission Peacehaven's Planning & Highways Committee Supported this application</p> |
| <p>PH867 LW/20/0222 17 Rosemary Close Peacehaven</p> | <p>Householder for Two storey side extension plus conversion and extension of existing conservatory</p> <p>Lewes DC Grants Permission Peacehaven's Planning & Highways Committee Supported this application</p> |
| <p>PH868 LW/20/0275 39 Gladys Ave Peacehaven</p> | <p>Planning Application for Remove existing front lobby to provide new lobby and en-suite to the master bedroom on the front of the property</p> <p>Lewes DC Grants Permission Peacehaven's Planning & Highways Committee Supported this application</p> |

The Committee noted the planning decisions above

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15 PH869 TO REVIEW & UPDATE THE P&H ACTION PLAN.

The action plan was noted

Cllr Seabrook - action 7 – The Marketing Assistant is working on this. Should be an update soon.

Next meeting of the Committee - 8TH September 2020

There being no further business, the meeting closed at 21.10

ADOPTED

21/08/2020

