



# PEACEHAVEN TOWN COUNCIL

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**DRAFT Minutes of the meeting of the Planning & Highways Committee held online (Zoom) at 7.30pm on Tuesday 2<sup>nd</sup> February 2021.**

**Present:** Cllr Sharkey (Chair) Cllr A Milliner (Vice Chair), Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr L Mills, Cllr R White, Cllr A Goble, Cllr C Gallagher,

**Officers:** Michelle Edser (PTC SPO), Victoria Onis (Admin & Meeting Officer),

**Public:** One member of the public was present.

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

## **1 PH982 CHAIR ANNOUNCEMENTS**

The Chair welcomed everyone to the meeting.

## **2 PH983 PUBLIC QUESTIONS**

Member of public made Committee aware of building work currently being undertaken at the Chalkers Rise Barratts development which has changed in orientation from that which residents were expecting. This was apparently permitted through a reserved matters planning application. New houses now overlook The Bricky and residents are querying the consultation process from LDC, though aware the changes would have most likely to have been approved, despite possible objections. Another issue brought to the attention of Committee was recent breaches of construction working hours and an application which is currently active to extend the hours in place. The SPO is aware and engaging with LDC along with residents in an attempt to clarify and resolve matters.

## **3 PH984 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

All members of the Committee were present.

## **4 PH985 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There were no declarations of interest made.

## **5 PH986 TO ADOPT THE MINUTES FROM THE 12<sup>th</sup> JANUARY 2021**

Adoption of the minutes was proposed by Cllr Milliner, seconded by Cllr Griffiths and resolved as a true record.

## **6 PH987 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**

Cllr Gallagher reported on the following:-

- Masterplan for Meridian Site survey now closed.
  - 651 online replies.
  - 165 paper replies via PTC
  - 50 plus paper replies via TTC
- Subject to possible change just over 900 responses from 12,000 leaflets delivered.

## **Minutes of the meeting of the Planning & Highways Committee – Tuesday 2<sup>nd</sup> February 2021**

- University of Brighton Masters in Planning students have produced 4 excellent reports in 2020 and they will do the same for 2021 about GreenSpaces and Environment.
- Housing Numbers being clarified with LDC; how we are doing in finding 255 additional properties by 2030.
- Presentation on Business in plan area delivered to Chamber of Commerce. At Officer and NDP SG level the two Councils are working collaboratively, particularly since August 2020 with the additional involvement of L&N Consultancy and PTC SPO.

### **7 PH988 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**

Cllr Sharkey – noted that the report does not show the costs of our 6 lamp posts that may need replacing or updating and also no mention of the new Notice Board that was voted at the last meeting that don't seem to come out yet.

Cllr Griffiths confirmed that the notice board cost will only come out of the budget once spent.

Cllr Seabrook confirmed that PTC has 6 lamp posts. Kevin Bray the Parks Officer has been in touch with the lighting supervisor at East Sussex Highways and they will not come out to review the lamp posts until Covid restrictions ease; they did however recommend that we change from sodium to LED lights, which will be a significant saving. Although the funds for this are not in the budget it could be considered to be a capital expense, there is also an earmarked reserve for climate actions – costs all depend on if the whole lamp post is replaced or just the fitting on top.

### **8 PH989 THE DEVELOPERS' LIAISON WORKING PARTY UPDATE**

The report was discussed and noted.

Cllr Seabrook reported that Barratts are proposing to put two car park spaces on the Barratt's estate for the car club. This will need a Traffic Regulation Order; has this happened? The SPO will be following up on the status of this.

### **9 PH990 DEVELOPERS LIAISON WP TERMS OF REFERENCE**

It was resolved to accept the terms of reference.

Proposed Cllr Paul

Seconded Cllr White

All in favour

### **10 PH991 VERBAL UPDATE ON THE INTERNAL BUSINESS PLAN**

Cllr Sharkey noted that at the last Committee meeting on 12<sup>th</sup> January, it was decided to arrange a one-off Zoom for the committee to discuss ideas for the next IBP meeting which will be on the 16<sup>th</sup> February 2021.

The SPO reported that this has not been arranged as it is not necessary right now and best to wait until after the IBP meeting to see if it is needed.

### **11 PH992 TO DISCUSS PTC RESPONSE TO LDC REGARDING PROPOSED EXTENSION OF WORKING HOURS FOR BARRETT'S DEVELOPMENT**

The SPO noted that Cllr Collier had been speaking to the Planners at the District Council and was told that they don't have to consult if they don't want to, they will be making a decision by the 5<sup>th</sup> February 2021 and will take residents views into account as they are fully aware of the developers breaches and concerns of the residents.

**Minutes of the meeting of the Planning & Highways Committee – Tuesday 2<sup>nd</sup> February 2021**

**12 TO CONSIDER Planning applications as follows:-**

<p><b>PH993</b> LW/20/0796 24 Dorothy Avenue <b>Case Worker</b> Julie Cattell</p>	<p><b>24 Dorothy Avenue -Demolition of existing bungalow and garage, erection of a pair of semi-detached chalet bungalows</b></p> <p><b>Comments</b> The Committee noted this Road has already serious speeding problems, which have been raised to Highways on numerous occasions. The road safety issues were discussed but the application is to renew an already approved application from 2016.</p> <p><b>It was resolved to recommend approval</b></p>
<p><b>PH994</b> LW/20/0834 8 Damon Close <b>Case Worker</b> James Emery</p>	<p><b>Erection of a single storey rear/side extension</b></p> <p><b>Comments</b> The below public comment submitted online has been noted. 'We have no objection, subject that the hardstanding abutting our premises, used for parking, is not affected or interfered with in any manner'</p> <p><b>It was resolved to recommend approval</b></p>
<p><b>PH995</b> LW/20/0895 37 Capel Avenue <b>Case worker</b> James Smith</p>	<p>Demolition of existing bungalow, erection of 2no 3x bedroom semi-detached houses</p> <p><b>Comments</b> Letter of objection from member of public received and noted.</p> <p><b>It was resolved to recommend refusal</b> for the following reasons:-</p> <ul style="list-style-type: none"><li>• The proposed development is overbearing and out of keeping with street scene – these units are fundamentally different to the in terms of design, density, massing and materials and will have a detrimental affect on local character. They do not respond sympathetically to local surroundings.</li><li>• The proposed units are considered to be over-development of the plot in terms of bulk, form, height, massing and proportions. They are out of scale and keeping with the local context in terms of adjacent properties and the architectural rhythm of Capel Avenue</li><li>• The proposed units would alter the character and appearance of the street scene, affecting visual amenity for all</li><li>• There will be loss of privacy and adverse impacts for immediate neighbours in respect of outlook and daylight – proposals will result in unacceptable over-looking and are too close to neighbouring boundaries</li><li>• There will be loss of light resulting from the proposals being so close to neighbouring properties</li><li>• The proposals will result have a detrimental affect on parking highway safety in the immediate vicinity of the site</li></ul>

**Minutes of the meeting of the Planning & Highways Committee – Tuesday 2<sup>nd</sup> February 2021**

	<p><b>Overall</b> - Bungalows are in short supply and we would advocate the retention of this type of property as they fulfil a valuable need for the elderly and disabled, in accordance with the Equalities Act 2010.</p> <p>Capel Avenue is distinctive in that is entirely bungalows. The proposed dwellings will be out of keeping and would potentially start a precedent affecting the entire street scene.</p> <p>Capel Avenue is a no through road. We are concerned in terms of construction vehicles. Should permission be granted we would ask that consideration is given to construction management and highway safety in particular.</p> <p><b>Policy</b> – We do not consider that the proposed development accords with development plan policies, particularly CP2 (Housing Type, Mix &amp; Density), CP11 (Built Environment) and DM25 (Design)</p>
<p><b>PH996</b> LW/20/0891 55 Keymer Avenue Case worker Julie Cattell</p>	<p>Erection of a single storey side/link extension and garage conversion</p> <p><b>It was resolved to recommend approval</b></p>
<p><b>PH997</b> LW/20/0791 42 Arundel Road Case worker James Smith</p>	<p><b>Erection of a single storey side extension to form a new four bedroom dwelling</b></p> <p><b>Comments</b> The Admin Officer received an Email from the Case Officer reporting that the description for this application has changed and the application has now been updated online; the neighbours have been advised of amendments via letter.</p> <p>In light of these amendments to the application and to enable the Neighbours to consider the changes; <b>The Committee resolved that this application will be deferred to the next meeting for a decision.</b></p>
<p><b>PH998</b> LW/20/0878 149 South Coast Road Peacehaven Case worker James Emery</p>	<p><b>Erection of a 3m depth canopy to the front of the property</b></p> <p><b>Comments</b></p> <p><b>It was resolved to recommend refusal for the following reasons:-</b></p> <ul style="list-style-type: none"> <li>• The proposed canopy creates a covered seating area directly adjacent to a heavily trafficked strategic road (A259). This will encourage and enable people of all ages to gather and be of detriment to public and highway safety.</li> <li>• Litter will always be a problem, any waste packaging left on the tables could blow into the Road which will be a hazard for drivers.</li> <li>• The premises are situated in a residential area, with flats directly to the left and above the shop. Tables outside already enable people to sit and eat until late at night and the extra</li> </ul>

## Minutes of the meeting of the Planning & Highways Committee – Tuesday 2<sup>nd</sup> February 2021

	<p>canopy will exacerbate this. The proposals will therefore adversely affect the amenity of local residents in terms of noise</p> <ul style="list-style-type: none"><li>• Covid restrictions should apply to any planning permission granted. Picnic tables should not be available under the current lockdown</li></ul> <p><b>Policy</b> – We do not consider that the proposed development accords with development plan policies, particularly CP13 (Sustainable Travel and Safety) and DM23 (Noise)</p>
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### 12 To note the following planning application Decision Notices:-

*Cllr sharkey suspended standing orders for member of public to update councilors that this application for amendments has not yet been decided.*

<p><b>PH999 LW/20/0743</b> Lower Hoddern Farm Hoddern Farm Lane Peacehaven <b>Case worker</b> Chris Wright</p>	<p>Reserved Matters approval pursuant to Condition 28 of hybrid planning permission LW/17/0226 for layout, scale, appearance and landscaping for an amendment of 56 of 157 residential units (approved under application reference LW/19/0760), being Phase 2 of the proposed development</p>
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*Cllr Sharkey reinstated standing orders.*

### 14 To note the following planning application Decision Notices:-

<p><b>PH1000 LW/20/0769</b> 44 Valley Road Peacehaven</p>	<p>Householder for Single storey rear extension with balcony</p> <p><b>Lewes DC Grants permission</b> Peacehaven's Planning &amp; Highways Committee <b>supported</b> this application.</p>
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**It was also noted that planning application below that PTC Objected to was approved by LDCC in December; PTC were not notified.**

<p><b>LW/20/0375</b> 198 South Coast Road Peacehaven</p>	<p>Demolition of existing single storey hot food takeaway building and erection of a 3 storey building which will consist of coffee/sandwich shop at ground floor level and 1no. two bedroom flat and 3no. 1 bedroom flats</p> <p><b>Lewes DC Grants permission</b> Peacehaven's Planning &amp; Highways Committee <b>Objected</b> to this application.</p>
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The Committee requested that the Admin Officer contact the Planning Officer Julie Cattell to source information on the thinking behind the decision as the PTC P&H committee noted that :-

- pre planning advice was taken by applicant and not all advice taken.
- Small flats not meeting national standards
- Too bulky for area
- Poor amenities for anyone moving in to the flats with a large extractor fan up the side of the building.
- The previous flat application was refused as out of keeping with the area.

**Minutes of the meeting of the Planning & Highways Committee – Tuesday 2<sup>nd</sup> February 2021**

**15 PH1001 TO REVIEW & UPDATE THE P&H ACTION PLAN.**

Action plan noted.

Cllr Sharkey reported that The Coaster car park has at last been cleaned up, having been used for fly tipping for the last 3 months. This had been an ongoing issue since October 2020 and was finally resolved with the intervention by Cllr Duhigg.

**DATE OF NEXT MEETING OF THE COMMITTEE 23<sup>rd</sup> FEBRUARY 2021**

There being no further business, the meeting closed at 20.50.

Unadopted - draft