



PEACEHAVEN TOWN COUNCIL

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Minutes of the meeting of the Planning & Highways Committee held online (Zoom) at 7.30pm on Tuesday 8th December 2020

Present – Cllr A Milliner (Vice Chair), Cllr J Harris, Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr L Mills, Cllr R White, Cllr A Goble, Cllr C Gallagher, Cllr C Collier, Tony Allen (Town Clerk), Michelle Edser (PTC SPO), Victoria Onis (Admin & Meeting Officer)

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

It was resolved that, in the absence of the Chairman (Cllr Sharkey), Cllr Milliner, as Vice-Chairman of the Committee would Chair the meeting.

One member of the public was also present.

1 PH944 CHAIR ANNOUNCEMENTS

The Chair welcomed everyone to the meeting.

2 PH945 PUBLIC QUESTIONS

The member of the public requested an update on the concerns from some residents regarding the Barratts development. The houses in Chalker's Rise are being built the wrong way round and not to plan, causing overlooking issues for residents in The Brickly. The SPO reported that she has not had any response from the Planning Officer and will follow this up.

3 PH946 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

It was resolved to accept apologies from Cllr G Hill and Cllr I Sharkey

4 PH947 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interests

5 PH948 TO ADOPT THE MINUTES FROM THE 10TH NOVEMBER 2020

It was resolved to adopt the minutes as a true record

6 PH949 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher made the following reports:-

- The consultation on the Master Plan for the meridian site flyers have arrived, and will be distributed as soon as possible. The survey will be on the Steering Group and the two Town Council web sites and shared on social media local groups. It would be preferable for Residents to complete the survey online so the results can be easily collated; the deadline is the 31st January 2021.
- Next meeting of Steering Group will be on Thursday. Deadline will be the end of January for Residents ideas for the new shopping area.
- The next Steering group meeting will be this Thursday 10th December at 7pm and, among other things, will be looking at the Draft Housing Needs Assessment and the Draft Green Spaces Assessment report.

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7 PH950 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The Committee noted the report.

Cllr Seabrook asked for a progress update on next year's budget. The Town Clerk reported that he, the Finance Officer and Cllr Collier, have been working on this and have been in consultation with Committees and Officers. The initial draft will be sent out shortly to Committee chairs for comments, ready for finalising by the Policy & Finance Committee and presentation to Full Council in January 2021.

8. PH951 TO RECEIVE A VERBAL REPORT FROM THE DEVELOPERS' LIAISON WORKING PARTY

The SPO gave an update on the second meeting of the WP. The notes of the last meeting were included in the meeting papers.

Regarding Chalkers Rise, Cllr White reported that he has looked at the original proposal of when the application went in and noted that there seems to be a lot of things outstanding, particularly the travel plan.

The SPO reported that she had spoken to the Travel Plan Consultant and will be attending a meeting with East Sussex CC in the New Year.

It was noted that there are been outstanding elements which have been delayed because of Covid, which include bus vouchers and traffic regulation orders.

The SPO gave a general report on CIL monies, noting that some had been received already, with more due in the subsequent phases of development. In relation to bus services, it was noted that B&H buses itself has to apply for these CIL related funds.

9 PH 952 TO DECIDE ON A PLAN OF ACTION FOR THE PROPOSED PLANNING RESPONSE TRAINING

The SPO has offered some help and training for the Committee; how it assesses and refers planning applications back to Lewes. The Town Clerk will work with the SPO in the New Year on the Committee's needs and has requested that any comments be emailed to the SPO.

10 PH 953 TO DECIDE ON THE PURCHASE OF A REPLACEMENT NOTICE BOARD

Cllr Griffiths reported that The Planning & Highways Committee is responsible for all the notice boards on the bus shelters. Cllr Mills reported that Telscombe Town Council recently purchased a similar notice board which was cheaper.

Cllr Griffiths proposed that the notice board should be made of green metal and was seconded by Cllr Seabrook; it was resolved that the quotes for the purchase of the replacement notice board should be supplemented with a consideration of the type used by TTC. A location map and picture of the current notice board were requested. back This item to be brought back to the next Committee's next meeting in January 2021.

11 PH954 TO AGREE A RESPONSE TO THE ESCC CYCLING AND WALKING CONSULTATION

The contents of the report were discussed and noted.

It was resolved that we should accept and send the included proposed response to ESCC; proposed by Cllr White, and seconded by Cllr Seabrook

All in favour

12 PH955 TO DISCUSS AND NOTE THE INTERNAL BUSINESS PLAN REPORT

The SPO updated the Committee, noting that this item will now be on each Committees' Agenda, to enable monthly updating and to keep on top of actions. The SPO requested that any comments and ideas for the Action Plan should be sent to herself and the Marketing Assistant, who will update the Plan for each committee, to then be reviewed at the Business Development Committee meetings.

13 TO CONSIDER Planning applications as follows:-

<p>PH956 LW/20/0719 234 South Coast Road Peacehaven</p> <p>Case Worker Julie Cattell</p> <p>PH956 Cont.</p>	<p>Demolition of existing garage and Erection of Part two storey and part single storey rear extension (to include West facing dormers) for the provision of 3 additional residential units, internal works to 2 existing residential units, external redecoration / improvements to existing principal elevation and shop front.</p> <p>It was resolved by majority to recommend refusal on the following grounds:-</p> <ul style="list-style-type: none"> • Blind or blocking corners - either with fence, bushes or trees causing hazard to drivers and pedestrians, health and safety • Density of layout & over development - too large for plot • Absence of car parking facilities - provision for pedestrians, wheelchairs and prams • Exacerbates existing parking problems • Parking & highway safety issues & dangers- turning space limited (access to parking is directly next to a busy bus stop in the shopping area)
<p>PH957 LW/20/0756 Site Office Tudor Rose Park South Coast Road Peacehaven</p> <p>Case Worker James Smith</p>	<p>Confirm the use of land as a residential caravan site with no limitation on the number of caravans.</p> <p>It was resolved that, this being an Application for a Lawful Development Certificate, the Council has no evidence of a legal or substantial nature to challenge this application.</p> <p>However, Councillors have raised a number of concerns and questions regarding this site and these will be notified to the LDC Planning Officer.</p>
<p>PH959 LW/20/0769 44 Valley Road Peacehaven</p> <p>Case worker Mr William De-haviland-Reid</p>	<p>Single Storey rear extension with balcony</p> <p>It was resolved to recommend approval.</p> <p>No Public objections No concerns / large plot.</p>
<p>PH961 LW/20/0737 10 Chene Road Peacehaven</p> <p>Case Worker Julie Cattell</p>	<p>Installation of a Fence, installation of swimming pool, erection of 2x pergolas and general landscaping works to include ground level and raised patios and retaining walls</p> <p>The Public Objection discussed and noted by the Committee.</p>

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	<p>It was resolved to recommend refusal for the following reasons:-</p> <ul style="list-style-type: none"> • Application in article 4 land. Located in area of Outstanding natural beauty. • Loss of privacy – over-looking, causing loss of privacy or light, too close • Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly
<p>PH960 LW/20/0759 3 York Road Peacehaven</p> <p>Case worker William De-haviland-Reid</p>	<p>Erection of single storey rear extension, loft conversion to include raising ridge height and front and rear gable ends, installation of 2x side facing dormers, installation of 6x rooflights, erection of rear facing first floor Juliet balcony, erection of rear pergola, new vehicular access, and garage conversion</p> <p>1 Public objection – discussed and noted by the Committee.</p> <p>It was resolved to recommend refusal for the following reasons:-</p> <ul style="list-style-type: none"> • Over developed, too big for the site. Loss of privacy – over-looking, causing loss of privacy or light, too close • Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly • Poor design - down to developer – does not fit in with local surroundings • Effect on local character - surrounding area included • Density of layout & over development - too large for plot
<p>PH962 LW/20/0750 9 Searle Avenue Peacehaven</p> <p>Case worker William De-haviland-Reid</p>	<p>Erection of a first floor extension, erection of a single storey rear extension, demolition of existing detached garage, erection of a new detached garage with storage above, internal alterations</p> <p>It was resolved to recommend refusal for the following reasons:-</p> <ul style="list-style-type: none"> • Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly.

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	<p>The other properties in the street are all bungalows.</p> <ul style="list-style-type: none">• Effect on local character - surrounding area included• Poor design - down to developer – does not fit in with local surroundings• Density of layout & over development - too large for plot
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14 To following Decision Notices were noted:-

PH963 LW/20/0676 12 Jason Close Peacehaven	Planning Application for Section 73A retrospective application for a garden structure Lewes DC Grants permission Peacehaven's Planning & Highways Committee supported this application
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15 PH964 TO REVIEW & UPDATE THE P&H ACTION PLAN.

The Clerk reported that the applications for the two car parks to be registered as Assets of Community Value were being heard by LDC at a meeting later this month.

Regarding the street lights in Valley Road, the Admin officer reported that she had received an email from Eric Ware, electrical supervisor East Sussex Highways – he has requested to talk via phone to get an idea of the Town Council's lighting needs.

DATE OF NEXT MEETING OF THE COMMITTEE 12th January 2020

There being no further business, the meeting closed at 21:01.

