

PEACEHAVEN TOWN COUNCIL

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Minutes of the meeting of the Planning & Highways Committee held online (Zoom) at 7.30pm on Tuesday 2nd June 2020

Present – Cllr I Sharkey (Chair) Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr L Mills, Cllr R White, Cllr G Hill, Cllr A Goble, Tony Allen (Town Clerk)

It was resolved that Cllr C Gallagher participates in the meeting in a non-voting capacity.
One member of the public was also present.

1 PH795 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting.

2 PH796 PUBLIC QUESTIONS

A member of the public notified the Committee of the following planning application to be discussed at a meeting of the LDC Planning Committee on Wednesday 10 June 2020 at 5pm:-

Application No: LW/19/0857

Proposal: Section 73A retrospective application for the conversion from HMO and manager's flat to 18 self-contained flats (including manager's flat)

Site Location: 3 Bramber Avenue, Peacehaven East Sussex BN10 8LR

3 PH797 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

It was resolved to accept apologies from Cllr C Cheta, Cllr J Harris and Cllr A Milliner.

4 PH798 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interests.

5 PH799 TO ADOPT THE MINUTES FROM THE 19th May 2020

It was resolved to adopt the minutes as a true record.

6 PH800 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher reported on the following:-

- Measures to improve public communication; web site, social media, etc.
- A meeting to be held on the 4th June 2020 to receive feedback from the University of Brighton Master Students to recommend viable planning and design policies for the NDP Evidence Base.
- Next meeting of the Steering Group to be held on the 11th June at 7pm, to which all PTC, TTC, District & County Councillors will be invited.

7 TO CONSIDER Planning applications as follows:-

<p>PH801 LW/20/0039 14 Montreal Close</p> <p>Case worker Martin Fagan</p>	<p><u>Erection of a fence around the front of the property</u></p> <p>It was noted that the Council had sent comments on this application to LDC on the 23rd April 2020, under delegated powers, with a recommendation for refusal.</p> <p>It was noted that no new plans had been submitted and that, whilst the application title mentions a 'fence', in fact the plans are for a new high wall.</p> <p>It was resolved to restate this recommendation for refusal to LDC for the above reason and on the following grounds:-</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 the Close, unfriendly. • Design does not fit in with local surroundings. • Detrimental Effect on local character - surrounding area included.
<p>PH802 LW/20/0122 4 Tor Road</p> <p>Case worker James Emery</p>	<p><u>Extension to existing garage</u></p> <p>It was noted that the proposed extension should improve the appearance of this property.</p> <p>It was resolved to recommend approval.</p>
<p>PH803 LW/20/0135 96 The Promenade</p> <p>Case worker James Emery</p>	<p><u>Roof conversion with rear dormer in matching material. Extension of balcony to front and associated window alterations.</u></p> <p>It was noted that this proposed conversion was in keeping with other applications recommended for approval by the Committee.</p> <p>It was resolved to recommend approval.</p>
<p>PH804 LW/20/0282 9 Rustic Road</p> <p>Case Worker Julie Cattell</p>	<p><u>Erection of single storey rear extension</u></p> <p>It was noted that this proposed extension was in keeping with other applications recommended for approval by the Committee.</p> <p>It was resolved to recommend approval.</p>
<p>PH805 LW/20/0236 56 Slindon Avenue</p> <p>Case Worker Martin Fagan</p>	<p><u>Erection of single storey rear extension</u></p> <p>Only one document is listed on the LDC web site for this application.</p> <p>The committee needs to see all related documents in order to make its determination and must be given time to do so by LDC</p>

PH806 LW/20/0312 21 Downs Walk Case Worker James Emery	<u>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 walls to be re-cladded at ground floor level with smooth render paint</u> It was noted that this proposed extension/conversion forms part of a big plot, with no overlooking issues and would not be out of place. It was resolved to recommend approval
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8 PH807 TO NOTE the following planning application Decision Notices.

No Decision Notices received.

9 PH808 Review of Committee's Action Plan.

Cllr Paul reported that the lamp post at the bottom of Roderick Avenue was of the LED type, but that the one at the top of this road was of the sodium type and may therefore account for the overuse of electricity.

Cllr Paul reported that she had spoken to the resident who has concerns about the approved nursery in Glynn Road; the resident will keep a diary/record of any concerns going forward.

Cllr Seabrook noted that the Enterprise Car Club, part of the Barratts Sustainable Travel Pack, should use electrically powered vehicles.

It was resolved that the Clerk will circulate the Committee's Action Plan for amending/updating by Councillors ready for the next meeting.

10 PH809 Date of Next meeting of the Committee – 7th July 2020.

There being no further business, the meeting closed at 20:06.

A/c Code	4101	Repair/Alteration of Premises				Annual Budget	500
Centre	200	Planning & Highways				Committed	0
Month	Date	Reference	Source	Transaction Detail		Debit	Credit
					Opening Balance	0.00	
3	18/06/2020	TRADE01	Purchase Ledger	PLANTS FOR BOAT ON COAST ROAD		9.16	
		Account	Repair/Alteration of Premises		Account Totals	9.16	0.00
		Centre	Planning & Highways		Net Balance Month 4	9.16	

A/c Code	4171	Grounds Maintenance Costs				Annual Budget	500
Centre	200	Planning & Highways				Committed	0
Month	Date	Reference	Source	Transaction Detail		Debit	Credit
					Opening Balance	0.00	
3	24/06/2020	120174	Cashbook	CANCEL CHEQUE			175.00
3	24/06/2020	204722	Cashbook	STREET LIGHT MAINTENANCE 19/20		175.00	
		Account	Grounds Maintenance Costs		Account Totals	175.00	175.00
		Centre	Planning & Highways		Net Balance Month 4		0.00

A/c Code	4850	Grass Cutting Contract				Annual Budget	8,669
Centre	200	Planning & Highways				Committed	0
Month	Date	Reference	Source	Transaction Detail		Debit	Credit
					Opening Balance	0.00	
1	02/04/2020	ESCC01	Purchase Ledger	GRASS CUTS 2020/2021		8,669.00	
3	24/06/2020	120177A	Cashbook	CANCEL CHEQUE			10,141.29
3	24/06/2020	120193	Cashbook	CANCEL CHEQUE			8,669.00
3	24/06/2020	204722	Cashbook	GRASS CUTS 19/20		10,141.29	
3	24/06/2020	204722	Cashbook	GRASS CUTS 20/21		8,669.00	
		Account	Grass Cutting Contract		Account Totals	27,479.29	18,810.29
		Centre	Planning & Highways		Net Balance Month 4	8,669.00	

Planning & Highways Committee - Action Plan

CASE NUMBER	MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	STATUS/COMMENTS	UPDATE
1	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)	Cllr Griffiths - ongoing		consultation progressing for the concrete path
2	22th oct	Excessive electricity bill (approx £90 per month) for 2/3 lamposts in Valley Road	To check the bulbs at Valley Road;		Are the bulbs Sodium or LED, if Sodium they need to be changed but need a contractor to do this.	Cllr Paul reported that the lamp post at the bottom of Roderick Avenue was of the LED type, but that the one at the top of this road was of the sodium type and may therefore account for the overuse of electricity.
3	5th feb 20	Public Q. publication of the Sustainable Travel Pack by Pell Frischmann on behalf of Barratt's for Chalkers Rise, the Focus Group and residents have contacted them regarding the numerous errors and misleading information contained within in this document, with no response as yet, we would therefore like to request that this committee also adds it's voice to the complaints.	Committee to set-up a Developers Liaison WP.	Cllr Sharkey		Latest update received from Emma Kemp, LDC, received 24/02/2020. Cllr Seabrook noted that the Enterprise Car Club, part of the Barratts Sustainable Travel Pack, should uses electrically powered vehicles.
4	5th feb 20	PUBLIC Q A Resident sought advice on the recent approval of LW/19/0493 Nursery 29 Glynn Road Peacehaven. LDC have approved a commercial property in a Residential area which was objected to. The Resident wanted to know if they could appeal against this decision, just as applicants can appeal if they are refused	It was proposed that Cllr Paul would liaise with the Town Clerk on the approval of LW/19/0493 Glynn Road and respond to the Resident.	Cllr Paul	admin officer spoke to town clerk who asked me to spk with cllr Duhigg. Cllr Duhigg advised of the correct procedure.	Cllr Duhigg spoke with one of the Resident's on the telephone. Cllr Paul to give update. Cllr Paul reported that she had spoken to the resident who has concerns about the approved nursery in Glynn Road; the resident will keep a diary/record of any concerns going forward.

CASE NUMBER	MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	STATUS/COMMENTS	UPDATE
5	3rd march	resident question • At the junction of Arundel Road and Mayfield Avenue a lamppost and telegraph pole were knocked down by a vehicle in January. The telegraph pole has been replaced, but the lamppost has not. This is a very dark junction, and residents are concerned that it still has not been attended to.	cllr Hill has taken a copy of the report and will look in to. Submission to LDC is in the final stages of preparation.		Admin officer has also already reported to Highways 3/3/20	20/05/2020 - Clerk advised that lamp post has now been reinstated.
6	01/04/2020	Re-registering of car parks as Assets of Community Value (ACV)		Town Clerk	Ongoing.	Clerk has made the applications to LDC. LDC Decision Panel will review these on the 13th July 2020.
7	01/04/2020	To start the process to acquire the two parcels of land of unknown ownership in Howard Park [using the Adverse Possession rules under the Land Management Act of 2002]	To complete the submission to LDC	Town Clerk	Ongoing.	Cllr Seabrook and Matt Gunn are taking this forward.