



PEACEHAVEN TOWN COUNCIL

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Minutes of the meeting of the Planning & Highways Committee held online (Zoom) at 6pm on Tuesday 19th May 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, Cllr C Cheta, Tony Allen (Town Clerk)

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

Two members of the public were also present.

1. PH778 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting.

2. PH779 PUBLIC QUESTIONS

A member of the public informed Councillors of their objections to the latest planning application for the Sussex Coaster site, as follows:-

- Neighbouring properties had not received Notice of this application from LDC.
- No Planning Notice is displayed at the site.
- Is this recent application being given proper consideration under 'lockdown' restrictions?
- Only the change of the site access to the A259 constitutes an improvement over the previous proposals.
- The proposed new building has a limiting and overbearing effect on neighbouring properties.
- Despite amendments to the plans, the proposed building will have a detrimental effect on the natural light to some of the neighbouring properties.
- The proposed car park borders some of the neighbouring properties and creates an unacceptable situation with regard to increased air and noise pollution and the outlook from some of the neighbouring properties.
- No reference is made in the application to boundary rights.

A member of the public referred to an item from the Committee's last meeting (PH764), noting that the lamp post at the junction of Arundel Road and Mayfield Avenue, which was knocked down by a vehicle, has now been repaired.

3. PH780 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies for absence were accepted from Cllr J Harris, Cllr A Milliner and Ms V Onis, Admin. Assistant.

4. PH781 TO RECEIVE DECLARATIONS OF INTERESTS FROM COMMITTEE MEMBERS

No declarations of interests were made.

5. PH782 TO APPROVE & SIGN THE NON-CONFIDENTIAL MINUTES OF TUESDAY 3rd March 2020

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

6. PH783 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

The documents circulated with the meeting papers were noted.

Cllr Gallagher provided an update, reporting on a Master Planning session/presentation held on the 23rd April 2020, a follow-up meeting held on the 19th May 2020 and a meeting of the NDP Steering Group held on the 14th May 2020.

Cllr Gallagher noted that discussions had been held to seek to improve the public transparency of the NDP process.

7. PH784 ESCC CONSULTATION – APPLICATION BY PETER SEED REAGRDNING THE PATH FROM FIRLE ROAD TO GLYNN ROAD

Cllr Griffiths related the background to this item. It was noted that it is intended for this pathway to become a cycle/walkway.

It was resolved to write to ESCC in support of this application, noting that this pathway provides a traffic free route that has been used by residents for decades.

8. PH785 CHALKERS RISE CAR SHARE

The Pell Friscmann Technical Note dated 1st May 2020 was noted and discussed. Cllr Griffiths related the background to this item.

It was agreed that the proposed parking space on Meridian Way was poorly chosen as this is a very busy area for traffic, including large lorries making deliveries, and that parking spaces in the adjacent car park itself was the obvious choice for this service. It was resolved to relate these comments to ESCC & LDC.

Cllr Seabrook noted that this service will increase traffic movements in the Town, as people who would have previously used public transport will be tempted to hire a car instead. It was noted that the proposed hourly rental charges seemed reasonable/comparable with taxi fares, but that the proposed daily charge rate of £118 was high.

Cllr White asked if any further information had been forthcoming from LDC concerning the improvements to the Chalkers Rise Travel Plan. Clerk to seek updates from LDC.

9. PH786 ACTION PLAN

The circulated Action Plan was noted.

Cllr Sharkey noted that it had been agreed to propose to Council that the Committee sets up a Developers Liaison working Party. Clerk to include this as an item on the next Council meeting Agenda.

10. PLANNING APPLICATIONS DECISIONS

PH787 LW/20/0204 - The Sussex Coaster

Demolition of public house and re-development to provide seventeen residential units with associated vehicle parking and landscaping.

This application was discussed in detail, including submitted plans, drawings and the comments made by a member of the public earlier in the meeting.

It was resolved to recommend refusal on the following basis:-

- 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.
- Loss of privacy – over-looking, causing loss of privacy or light, too close. Despite amendments to the plans, the proposed building will have a detrimental effect on the natural light to some of the neighbouring properties.
- Design does not fit in with local surroundings. The N&W elevations are particularly out of keeping.
- Inadequate local infrastructure - including A259, surgeries, school. Proposed development is creating a loss of shops and office space in an area that has already lost too much of this.
- Detrimental effect on local character - surrounding area included.
- Density of layout & over development - too large for plot. Unacceptable size and mass, the proposed new building has a limiting and overbearing effect on neighbouring properties.
- Despite amendments to the plans, the proposed building will have a detrimental effect on the natural light to some of the neighbouring properties.
- The proposed car park borders some of the neighbouring properties and creates an unacceptable situation with regard to increased air and noise pollution and the outlook from some of the neighbouring properties.
- Increase of traffic & congestion in an area that is already extremely over congested with vehicles.

It was resolved that, should LDC be minded to approve this application, the following Conditions should be included:-

- Site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played.
- Vehicles belonging to construction staff should not block access for other residents and should not be parked on grass verges or at junctions.
- Any damage to the grass verges during construction must be repaired by the developer.
- All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30 to avoid 'rush hour' on the A259 and ease congestion.
- If parking at the front of property required, recommend that suitable provision is made for the safety of pedestrians and cyclists.
- An asbestos survey should be carried out prior to demolition
- A vehicle wheel wash system to be used to stop contamination of the public highway.

PH788 LW/20/0187 - 241 Arundel Road

Demolition of existing conservatory/workshop area and erection of single storey side extension, conversion of loft including raising ridge height of roof, construction of external raised platform in garden and moving front door to adjacent elevation.

It was resolved to recommend approval, noting that the proposed extension was in keeping with neighbouring properties.

PH789 LW/20/0223 - 67 Lincoln Avenue Peacehaven

Demolition of existing conservatory and garage and erection of rear and side extension.

It was resolved to recommend approval, noting that there were no known objections to this application.

PH790 LW/20/0280 - 86 Westview Close

Garage conversion to include removal of garage door and insertion of windows.

It was resolved to recommend approval, noting that there appeared to be no impact on neighbouring properties and that this type of conversion is quite common nowadays.

PH791 LW/19/0859 - 166 South Coast Road

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.

It was noted that this application has already been determined and approved by LDC. The correspondence received was to update PTC on changes made, following its objection to the original application.

11. TO NOTE the following Planning Application Notices: -

LW/19/0822 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 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 138 South Coast Road Case worker Chris Wright	Discharge of condition 2 of application LW/18/0630 for details of all external materials

The Committee noted the planning Notices above.

12. 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

The Committee noted the planning decisions above.

Next meeting of the Committee – 2nd June 2020

There being no further business, the meeting closed at 18:59.

