



# PEACEHAVEN TOWN COUNCIL

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Minutes of the meeting of the Planning & Highways Committee held online (Zoom) at 7.30pm on Tuesday 16<sup>th</sup> March 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;** Deborah Donovan - Civic & Communications Officer, Victoria Onis - Admin & Meeting Officer,

**Public;** Eleven members of the public were present.

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

## 1 PH1021 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting.

## 2 PH1022 PUBLIC QUESTIONS

There were no public questions.

*It was resolved to bring Item 11 PH1031 was brought forward to allow the public to exit the meeting.*

## 3 PH1023 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

All Committee members were present

## 4 PH1024 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr Paul has an interest in three of the planters that will be spoken about at item PH1028

## 5 PH1025 TO ADOPT THE MINUTES FROM THE 23<sup>RD</sup> FEBRUARY 2021

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

## 6 PH1026 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher reported on the following:-

- Land surveys in progress.
- More technical documents being produced by the University of Sussex students.
- Steering Group meeting on the 11<sup>th</sup> March 2021, focusing on Design Codes.
- Steering Group meeting on the 18<sup>th</sup> March 2021, focusing on the results of the Master Plan public consultation.

## 7 PH1027 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The report was noted.

## 8 PH1028 TO DISCUSS THE LICENSING AND PLANTING OF ALL THE TOWNS PLANTERS

- The Admin Officer, confirmed that two planters/bike racks have now been ordered for the area outside of Subway.

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- Matt Gunn, Marketing Officer has submitted an application to East Sussex Highways for a new License for the area outside of Subway to enable us to place the new planters.
- It was requested that the Admin Officer follows up with the Parks Officer, to request that the list of the Towns Planters also include the state of repair and a note of who is responsible for maintaining each planter.
- The Marketing Officer is currently putting a proposal together to involve local businesses in the sponsorship of the Towns Planters.

### **9 PH1029 TO DISCUSS CYCLING / WALKING AND SECTION 106 MONEY**

Cllr Seabrook updated that the SPO, Michelle Edser is in talks with ESCC in view to arranging a meeting to discuss.

### **10 PH1030 TO DISCUSS THE BARRIERS ON RODERICK AVENUE AND GLYNN ROAD**

Cllr Seabrook referred to his circulated report regarding the barriers on Roderick Ave and Glynn Road. The barriers restrict access by mobility scooters, wheelchairs, wide buggies and cyclists. The barriers were introduced a number of years ago to prevent motor cyclists using the pathway.

Options were discussed and it was proposed to take this issue forward

- \* To find out who the barriers belong to
- \* Consultation work with the Neighbours,
- \* To review the Disability Discrimination act.

**Proposed** Cllr Seabrook

**seconded** Cllr Paul

**All in favour.**

### **11 TO CONSIDER Planning applications as follows:-**

<b>PH1031</b> LW/21/0039 107 South Coast Road Peacehaven	<i>It was resolved to bring this item forward for discussion in advance of item 3 to allow the Public to exit the meeting.</i>
<b>Case Officer Julie Cattell</b>	Change of use from dwellinghouse (C3) to children's nursery with manager's accommodation (E class) including a single storey side extension
<b>Comments by 24/3/21</b>	<b>It was resolved to recommend refusal – All in Favour</b> For the following reasons:-  50+ online objections noted.  <b>Comments</b> 1) The site being directly adjacent to the strategic route of the A259 South Coast Road means that highway safety will be compromised on this busy and strategic route as a result of this proposal. Due to the difficulties accessing Gladys Avenue itself, plus the inadequate turning, injudicious parking is likely to occur on the double yellow lines of the A259. The morning drop off will be at times of peak traffic flow. This development will result in vehicles stopping within the traffic flow, maneuvers onto, and the blocking of the pavement, with the main stream of traffic having to maneuver around parked vehicles. Babies and Children will be exiting these vehicles which is dangerous within a running traffic lane. Drivers trying to give people



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	<p>space, which will include a high proportion of buses and HGV's, will potentially be forced to cross the centre line. The carriageway at this location is additionally constrained due to the close proximity to a pedestrian crossing. For these reasons it is considered that this proposal will result in danger and inconvenience to both users of the highway and those visiting the site. There is a real and genuine concern that the propensity for accidents at this location will be increased.</p>
	<p>2) There is a lack of parking and vehicular turning within the site and on Gladys Avenue itself. The additional vehicular trips resulting from this proposal will result in congestion and reversing maneuvers on Gladys Avenue, causing danger and inconvenience to users of this currently quiet road.</p> <p>3) When compared to parking standards and guidance, there is a shortfall of parking for both employees and those dropping off / collecting children. This will create additional demand on both Gladys Avenue and the A259, thus having a detrimental effect on residential amenity.</p> <p>4) Locally the nursery provision is higher than stated within the applicants submission, existing providers also have available spaces. The need for the proposed development is therefore not justifiable.</p> <p>5) There is a lack of outside space and in terms of air quality children playing in a garden directly adjacent to heavily congested A259 will have an unacceptable impact on health and the general amenity of children attending the nursery. Covid-related government restrictions mean that childcare settings must keep ventilated as much as possible, thereby giving babies and children no breaks or protection from daily exposure to unacceptable levels of air pollution.</p> <p>In light of the above reasons, it is considered that the proposal does not accord with policies CP13 (Sustainable Travel / Parking), DM8 (Residential Sub-divisions), DM20 (Pollution Management), DM23 (Noise), DM25 (Design / Parking / Amenity / Activity Levels) of the Local Plan (Parts 1 &amp; 2). We respectfully request that this proposal is refused.</p> <p><b>Should you be minded to grant permission we would ask that conditions are imposed to address the following and in order to manage and mitigate the impact of this proposal.</b></p> <p>Conditions to ensure that that the applicants:</p> <ul style="list-style-type: none"><li>• commit to a travel plan, encouraging staff and visitors to arrive and depart by sustainable modes.</li></ul>

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	<ul style="list-style-type: none"> <li>• provide cycle parking and changing facilities for staff</li> <li>• provide buggy storage for parents / carers</li> <li>• ensure Piddinghoe car park is used for all car trips</li> <li>• liaise with ESCC to provide bollards on highway in order to prevent pavement parking adjacent to Gladys Avenue</li> <li>• apply staggered start and collection times in order to disperse the impact of arrivals and departures to the site</li> <li>• restrict opening hours in order to manage staff and visitors arriving, particularly those prior to, and from 7am</li> <li>• are not operational at weekends or bank holidays</li> <li>• provide noise mitigation such as soundproofing, soft outdoor surfaces and acoustic fencing</li> <li>• provide security fencing to keep children safe and provide some screening from pollution</li> <li>• encourage visitors to keep noise levels to a minimum and avoid congregating at drop off and pick up times</li> </ul>
<p><b>PH1032</b> LW/21/0042 1 Cavell Avenue Peacehaven</p> <p><b>Case Officer</b> James Emery</p> <p><b>Comments by</b> 29/3/21</p>	<p>Alterations to existing annex, convert garage area and remove one self-contained flat</p> <p><b>It was resolved to recommend approval-</b> All in Favour</p> <p><b>COMMENTS</b> The Planning application was looked at in detail and there are no reasons to object.</p>
<p><b>PH1033</b> LW/21/0045 50 Cornwall Avenue Peacehaven</p> <p><b>Case Officer</b> James Smith</p> <p><b>Comments by</b> 29/3/21</p>	<p>Prior approval under Schedule 2, Part 20, Class A of the Town and Country Planning (Permitted Development and Miscellaneous Amendments)(England)(Coronavirus) Regulations 2020 for construction of one additional storey to create 1no. dwelling</p> <p><b>It was resolved to recommend refusal –</b> All in Favour</p> <p>For the following reasons:-</p> <p><b>COMMENTS</b></p> <ul style="list-style-type: none"> <li>• Query previous application</li> <li>• Now proposes a three storey building</li> <li>• House converted to flats</li> <li>• Light to allotments will be blocked</li> <li>• Original bungalow had an Arundel Road address, now two flats on Cornwall Avenue</li> <li>• Use as a business on site, appears to be a craft room/workshop in the studio. Is this licensed?</li> <li>• Neighbour objection, noise, smells, parking, adversely affected</li> </ul>



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	<ul style="list-style-type: none"> <li>• Questionable use of site / does this business have permission – amenity and disturbance issues.</li> <li>• Please refer to planning enforcement if appropriate</li> <li>• There will be an adverse effect on daylight for neighbouring properties.</li> <li>• Being three storeys in height, the proposal is considered to be out of keeping with the street scene, it does not respond sympathetically or have a compatible relationship with the surrounding buildings.</li> <li>• The intensification of the use of the site will have a detrimental and disturbing effect on neighbouring amenity due to increased activity and parking.</li> <li>• The intensification of the use of the site will have a detrimental effect in terms of odour due to the increased use of the existing problematic cesspit.</li> </ul> <p>It is therefore considered that the proposal does not accord with policies DM23 (Noise) and DM25 (Design / Characteristics / Height / Parking / Daylight / Amenity / Odour / Activity Levels) Local Plan (Part 2)</p>
<p><b>PH1034</b> LW/21/0104 59 Cairo Avenue Peacehaven</p> <p><b>Case Officer</b> James Emery</p> <p><b>Comments by</b> 31/3/21</p>	<p>single storey side extension and extension to existing roof conversion</p> <p><b>It was resolved to recommend approval</b> - Agreed by Majority</p> <p><b>COMMENTS</b> No Public Objections. The Planning application was looked at in detail and there are no planning reasons to object.</p>
<p><b>PH1035</b> LW/21/0085 21 Slindon Avenue Peacehaven</p> <p><b>Case Officer</b> James Emery</p> <p><b>Comments by</b> 31/3/21</p>	<p>Loft conversion composing of hip to gable extensions and rear dormer, 4m side extension, front porch roof extension to form central bay and to render the façade</p> <p><b>It was resolved to recommend approval</b> - All in favour</p> <p><b>COMMENTS</b> One objection was noted. The Planning application was looked at in detail and there are no planning reasons to object</p>
<p><b>PH1036</b> LW/21/0069/CD The Bells Club 8 Phyllis Avenue Peacehaven</p> <p><b>Case Officer</b> James Smith</p> <p><b>Determination Date</b> 31/3/21</p>	<p>Discharge of conditions 2,3,4 and 5 in relation to planning approval LW/19/0693</p> <p><b>COMMENTS</b> The case officer James Smith clarified that the facility management plan and a ground floor plan are the only items that need to be reviewed.</p> <p>The Committee noted this information.</p>

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**12 TO NOTE the following Planning Applications:-**

<b>PH1037</b> TW/21/0019/TPO 3 Tor Road, Peacehaven  <b>Case Officer</b> Daniel Wynn	T1, Sycamore - Crown reduction to reduce size of tree and maintain shape.
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The above Planning Decision was noted

**13 PH1038 TO REVIEW & UPDATE THE P&H ACTION PLAN.**

The circulated action plan was noted.

- Concrete path the Inspector has turned down the path connecting to Cissbury avenue but this decision is being appealed against

**DATE OF NEXT MEETING OF THE COMMITTEE 6<sup>TH</sup> APRIL 2021**