



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 23rd 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; Tony Allen (Town Clerk), Michelle Edser (PTC SPO), Victoria Onis (Admin & Meeting Officer),

Public; Six members of public were present.

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

1 PH1002 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting.

2 PH1003 PUBLIC QUESTIONS

There were no public questions – observing only.

3 PH1004 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

All Members of the Committee were present.

4 PH1005 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interests.

5 PH1006 TO ADOPT THE MINUTES FROM THE 2ND FEBRUARY 2021

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

6 PH1007 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher reported on the following:-

Completion of the master plan survey

- Survey is now complete with over 800 responses received.
- Results from the digital surveys were collected by survey monkey which automatically produces analysis..
- Around 250 Paper surveys have been received, these will take longer to analyse - many comments to manually look through.
- Most popular type of housing that people are looking for is small town houses and flats/apartments, less popular are shared housing for over 55s/60s and care homes.
- Range of ages participated in the survey, evenly spread.
- Full report coming shortly.

The Neighbourhood Steering Group

- The next Neighbourhood Steering zoom will be on the 11th March at 7pm (every second Thursday of the month) open to the public.
- At the next NDP meeting the work on design codes character areas and green spaces will continue.
- There has been a lot of concern about the roads changing and bungalows disappearing with flats appearing in their place, work is going on to identify policies to stop this happening in the future.

7 PH1008 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The Budgetary report was received and noted.

8 PH1009 THE DEVELOPERS' LIAISON WORKING PARTY UPDATE – VERBAL UPDATE

No DLWP meeting has been held since the last Planning & Highways Committee meeting; there are no updates on this occasion. The next Developers Liaison meeting will be on the 5th March.

The Town Clerk praised the hard work of the SPO, Michelle Edser and Resident Mike Gatti.

9 PH1010 TO DISCUSS AND NOTE THE INTERNAL BUSINESS PLAN REPORT – VERBAL UPDATE

The SPO reported that the meeting of the Internal Business Plan Committee was held last week and the feedback from the Planning Committee is being taken forward.

10 PH1011 LEWES DISTRICT LOCAL PLAN – LAND AVAILABILITY ASSESSMENT – VERBAL UPDATE

The SPO reported on the following: -

This is potentially of interest to all Councillors and/Staff members therefore consultation will go beyond the Planning and Highways Committee to ensure everyone has been given the opportunity to contribute to the technical planning process. The reports have today been circulated via email to All Councillors and Officers, for consideration.

In summary:

- This list is the results of previous “calls for sites” where landowners have suggested areas for potential housing development
- All of these sites are early in the process and have not been assessed yet as “suitable” but are now in the mix to now be looked at by Lewes DC Planners
- Just because sites are on this list does not mean they will make it further in the process BUT if approved they could be allocated in the future Local Plan and eventually built upon for housing
- There are national requirements to deliver housing, some will have to be in Peacehaven. This is an opportunity to steer where we feel development is most suited, we will not be able to block all development
- Important work on looking at sites is also being undertaken as part of the Neighbourhood Plan however this response will be that of the Town Council
- Any comments you make should relate to factual information and matters such as suitability, availability, achievability (see Stage 2 or the Draft Methodology attached for details)
- There will be further full public consultations undertaken as part of the Local Plan process, for anyone to get involved, this stage is for Town level input only
- The ‘Issues and Options’ (Regulation 18) stage for the new Local Plan (including public consultation) is anticipated Spring/summer 2021.

This has relevance for a planning application at Downs Walk, which will be discussed at the PTC Planning Committee this evening. This is a site which has been put forward and a planning application has been submitted already, ahead of this process.

Minutes of the meeting of the Planning & Highways Committee – Tuesday 23rd February 2021

The SPO will be coordinating all PTC's comments as ONE response. Timescales are short, therefore **initial comments need to be received by the end of next Monday 1 March**. A draft will then be put together for Full Council on the 9th March. This needs to be finalised and with LDC by **March 12th**.

11 TO CONSIDER Planning applications as follows:-

<p>PH1012 LW/21/0014 Land East And West Of Downs Walk Peacehaven</p> <p>Case Officer Julie Cattell</p> <p>Comments by 5th March</p>	<p>Erection of 3 detached two storey houses and 6 detached bungalows, along with parking and associated landscaping Land East And West Of Downs Walk Peacehaven</p> <p>It was resolved to recommend refusal for the following reasons:-</p> <p>Comments 13 online objections noted.</p> <ul style="list-style-type: none">• Site outside planning boundary,• Already been included in the LDC call for sites, which is waiting assessment, trying to preempt the assessment of the site, making it premature.• Ecological assessment was carried out after the site had been cleared therefore any useful habitat had already been destroyed.• The shelter belt trees on the west boundary have been misidentified as Leylandii but they are actually Cypress trees.• On the Design and Access statement, they quote national guidance relating to rural communities such as villages, Peacehaven isn't a village.• Flawed assessment of the site.• 'Meaningful use' of an area can also include leaving it as open space/diversity. <p><i>Standing orders were suspended to allow one member of the public to speak.</i></p> <p>A member of the public spoke of his objections regarding this application.</p> <p><i>Standing orders reinstated.</i></p> <p>It was resolved that the SPO and Admin. Officer to make the response to LDC, based on the Committee's discussions and taking into account the views of residents.</p>
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Minutes of the meeting of the Planning & Highways Committee – Tuesday 23rd February 2021

<p>PH1013 LW/21/0031 48 Victoria Avenue Peacehaven</p> <p>Case Officer James Emery</p> <p>Comments by 3rd March</p>	<p>Single storey extension and replacement of conservatory Roof</p> <p>It was resolved to recommend approval.</p> <p>Comments One online objection was noted – not grounds to refuse. Proposed extension is at the rear of the property and at the same level. No overlooking issues were apparent.</p>
<p>PH1014 LW/20/0800 24 Steyning Avenue Peacehaven</p> <p>Case Officer James Smith</p> <p>Comments by 3rd March</p>	<p>Demolition of existing bungalow, erection of 3no. 3 storey dwellings comprising of 2 x semi-detached dwellings and 1 x terraced dwelling</p> <p>It was resolved to recommend refusal</p> <p>Comments One online objection was noted.</p> <ul style="list-style-type: none"> • Problems with parking already on this over developed area at the end of this narrow road. • Road not built for this amount of housing, all at the entrance to the coast road. • Double yellow lines along this road, only 3 parking spaces proposed on the site for these 3/4 bedroom houses. • There will be a loss of privacy and adverse impacts for immediate neighbours in respect of outlook. • Proposals will result in unacceptable overlooking and are too close to neighbouring boundaries. • There will be a significant impact on the neighbouring property, complete loss of light. • The proposed units are considered to be over-development of this small plot in terms of bulk, form, height, massing and proportions. • This is a creeping form of development which needs to be stopped.
<p>PH1015 LW/21/0092 18A Lincoln Avenue Peacehaven</p> <p>Case Officer James Emery</p> <p>Comments by 8th March</p>	<p>Prior notification under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A for a single storey flat roof rear extension to measure 6m in length, 3m total height and 2.8m eaves height.</p> <p>This Permitted Development planning notification was noted.</p>

Minutes of the meeting of the Planning & Highways Committee – Tuesday 23rd February 2021

<p>PH1016 LW/20/0791 42 Arundel Road (the new house will be 44 Arundel Road)</p> <p>Case Officer James Smith</p> <p>Comments by 23rd Feb PTC have requested extension</p>	<p>This application was deferred from Planning & Highways on the 2nd Feb 2021, due to application changes after the Agenda had been released.</p> <p>It was resolved to recommend approval.</p> <p>Comments The Planning application was looked at in detail and there are no reasons to object. Similar proposal to that already achieved next door. No foreseen impact on neighbouring properties.</p>
<p>PH1017 LW/20/0760 48 Arundel Road (the new house will be 46 Arundel Road)</p> <p>Case Officer James Smith</p> <p>Comments by 11th March</p>	<p>Erection of 1 x 2 bed bungalow</p> <p>It was resolved to recommend approval.</p> <p>Comments The Planning application was looked at in detail and there are no reasons to object. There is adequate room at this site.</p>
<p>PH1018 LW/21/0029 5a Stanley Road Peacehaven</p> <p>Case Officer James Emery</p> <p>Comments by 11th March</p>	<p>Ground floor single storey side and rear extension</p> <p>It was resolved to recommend approval</p> <p>Comments The Planning application was looked at in detail and there are no reasons to object. The proposal represents a small extension to the dwelling, with adequate room at the site for this.</p>

12 TO NOTE the following Planning Applications:-

The below Planning Decision was noted

<p>PH1019 TW/21/0002/TPO 23 Downs Walk Peacehaven</p> <p>Case Officer Daniel Wynn</p>	<p>Tree to receive 2m crown reduction. Tree to be reduced due to proximity to property, some lateral branches now within a metre of property Tree also causing heavy shade throughout garden, All works completed to BS 3998</p>
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13 TO NOTE the following planning application Decision Notices:-

No planning notices have been received.

14 PH1020 TO REVIEW & UPDATE THE P&H ACTION PLAN.

The circulated Action plan was noted.

Minutes of the meeting of the Planning & Highways Committee – Tuesday 23rd February 2021

DATE OF NEXT MEETING OF THE COMMITTEE - 16TH MARCH 2021

There being no further business, the meeting closed at 20.20

unadopted - draft

Detailed Income & Expenditure by Budget Heading 09/03/2021

Month No: 11

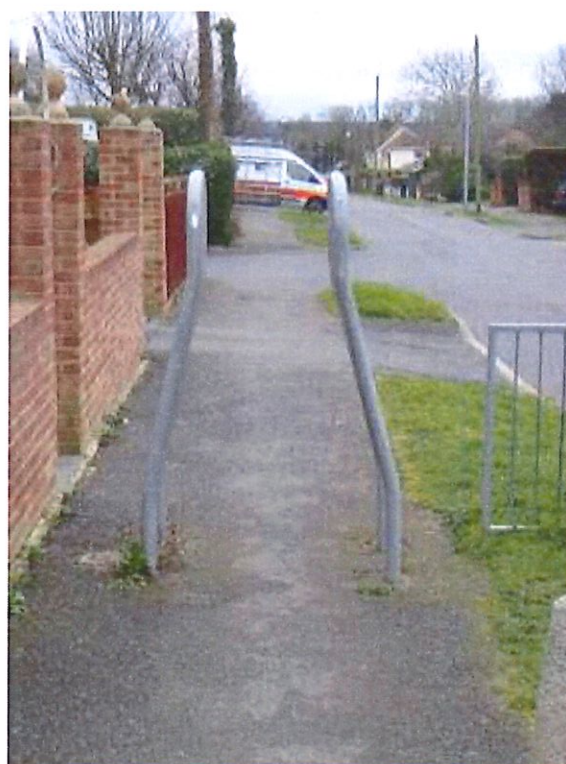
Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>200 Planning & Highways</u>							
4851 Noticeboards	650	1,300	650		650	50.0%	
4852 Monument & War Memorial	0	600	600		600	0.0%	
4853 Street Furniture	0	600	600		600	0.0%	
Planning & Highways :- Direct Expenditure	<u>650</u>	<u>2,500</u>	<u>1,850</u>	<u>0</u>	<u>1,850</u>	<u>26.0%</u>	<u>0</u>
4101 Repair/Alteration of Premises	437	500	63		63	87.3%	
4111 Electricity	991	1,092	101		101	90.8%	
4171 Grounds Maintenance Costs	14	500	486		486	2.9%	
4850 Grass Cutting Contract	8,669	8,669	0		0	100.0%	
Planning & Highways :- Indirect Expenditure	<u>10,111</u>	<u>10,761</u>	<u>650</u>	<u>0</u>	<u>650</u>	<u>94.0%</u>	<u>0</u>
Net Expenditure	<u>(10,761)</u>	<u>(13,261)</u>	<u>(2,500)</u>				
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	10,761	13,261	2,500	0	2,500	81.1%	
Net Income over Expenditure	<u>(10,761)</u>	<u>(13,261)</u>	<u>(2,500)</u>				
Movement to/(from) Gen Reserve	<u>(10,761)</u>						

Agenda Item: PH1030
Committee: Planning & Highways
Date: 16th March 2021
Title: Accessibility and Discrimination
Report Authors: Cllr David Seabrook
Purpose of Report: To discuss options to improve accessibility

Introduction

There are two barriers, one at the end of Roderick Avenue and one halfway along Glynn Road. These barriers make it difficult if not impossible for users of mobility scooters, wheelchairs, wide double buggies and cyclists to pass through resulting in extensive diversions along more dangerous roads such as Pelham Rise.



Background

These barriers were introduced a number of years ago to prevent motorcyclists from using these routes.

Analysis

The barriers discriminate against people with disabilities.

Conclusions

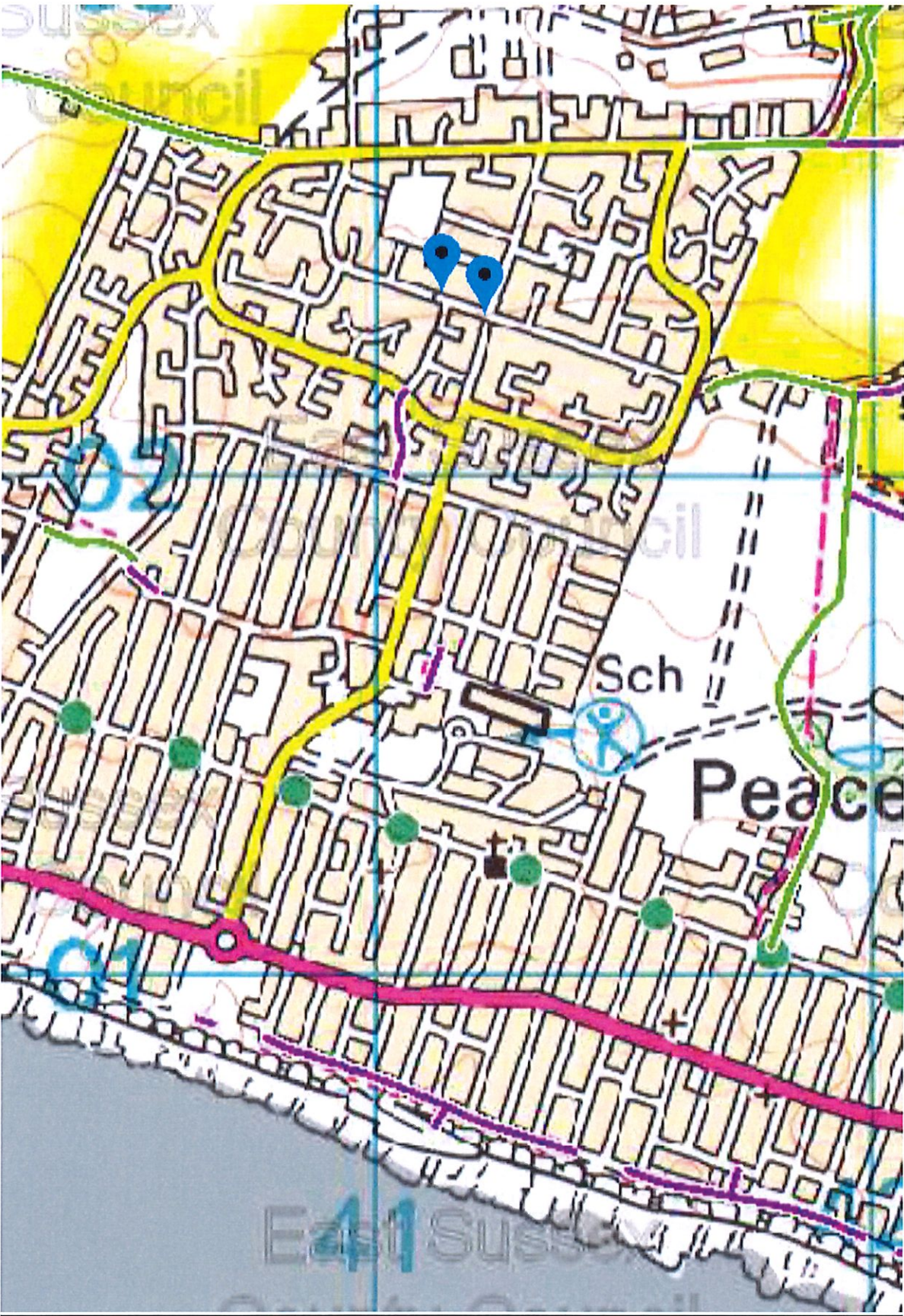
Recommendations

To discuss whether the benefits of preventing motorcycles outweigh the discrimination against people with disabilities and discourages walking of families with large buggies and cycling. Cyclists are put at further risk as they are forced to use Pelham Rise instead of quieter routes.

Implications

The Town Council has a duty to consider the following implications:

<u>Financial</u>	Potentially the cost of removal.
<u>Legal</u>	Contravention of the Equalities Act 2010 and Disability Discrimination Act 1995.
<u>Health & Safety</u>	Using alternative routes that are not as safe.
<u>Planning</u>	Need to consult the Highways authority.
<u>Environmental and sustainability</u>	Prevents cyclists using quieter routes and puts them at risk from fast traffic on Pelham Rise.
<u>Crime and disorder</u>	Removal may encourage motorcyclists to use the routes.
<u>Social value</u>	They are not aesthetically pleasing. A public consultation may be needed over a wider area than local residents.
<u>Climate</u>	Increased carbon footprint as people may use cars to travel the longer distances to avoid these barriers.



CASE NUMBER		MEETING DATE	Planning & Highways Committee - Action Plan	ACTION	PERSON RESPONSIBLE	UPDATE
1		03/09/2019	PUBLIC RIGHTS OF WAY WORKING GROUP - CONCRETE PATH LOWER HODDERN FARM TO CENTENARY PARK	Clr Griffiths requested help from other councillors filling in evidence forms (extend of usage prior to 2005)	Clr Griffiths - ongoing	consultation progressing for the concrete path
2		10/11/2020	Clr White referred to the East Sussex Local Cycling & Walking Infrastructure Plan Public Consultation 2020. Clr Seabrook noted that a response from Council was appropriate; Clerk to facilitate this. Clr Gallagher noted that the NDP SG will also be making a response to this consultation.	Clerk to facilitate this.	Clerk	
3		10/11/2020	It was agreed that the Committee will review the locations and need for maintaining its planters; to be discussed further at its next meeting.	List of planters and locations needed first.		update needed
4		10/11/2020	Traffic Regulation Orders - In the interim, it was agreed to raise the issues of anti-social parking with the owners of the premises concerned and to encourage the use of Operation Crackdown reporting by residents.	Raise the issues of anti-social parking with the owners of premises	Admin. Officer & Clerk	ongoing - admin officer responding to residents as and when needed.
5		10/11/2020	New Planter Outside Subway - It was resolved to purchase two planters with attached cycle racks from the Front Yard Company at a cost of £202.50 each; to be funded from the 4853 Street Furniture budget; subject to securing a new Licence for this from ESCC and details for securing the planters to the pavement.	Secure a new Licence for this from ESCC and details for securing the planters to the pavement.	Admin. Officer	two planters have been purchased from the front yard company and Marketing Officer has sent away for a new license for this area from ESCC - Update on 9/3 to advise this is being processed by Licencing & Enforcement
6		04/01/2021	6 lampposts			The Parks Officer Kevin Bray has been in contact with Eric Ware (electrical supervisor East Sussex Highways) and a meeting will be held to discuss all of our outside lighting issues once the covid restrictions have eased.

