



PEACEHAVEN TOWN COUNCIL

TONY ALLEN
TOWN CLERK
TELEPHONE: (01273) 585493 OPTION 6
FAX: 01273 583560
E-MAIL: Townclerk@peacehaventowncouncil.gov.uk

TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN
EAST SUSSEX
BN10 8BB

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.

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

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>
--	---

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>
---	--

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