

Detailed Income & Expenditure by Budget Heading 15/02/2021

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	0	1,300	1,300		1,300	0.0%	
4852 Monument & War Memorial	0	600	600		600	0.0%	
4853 Street Furniture	0	600	600		600	0.0%	
Planning & Highways :- Direct Expenditure	<u>0</u>	<u>2,500</u>	<u>2,500</u>	<u>0</u>	<u>2,500</u>	<u>0.0%</u>	<u>0</u>
4101 Repair/Alteration of Premises	9	500	491		491	1.8%	
4111 Electricity	901	1,092	191		191	82.5%	
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>9,593</u>	<u>10,761</u>	<u>1,168</u>	<u>0</u>	<u>1,168</u>	<u>89.1%</u>	<u>0</u>
Net Expenditure	<u>(9,593)</u>	<u>(13,261)</u>	<u>(3,668)</u>				
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	9,593	13,261	3,668	0	3,668	72.3%	
Net Income over Expenditure	<u>(9,593)</u>	<u>(13,261)</u>	<u>(3,668)</u>				
Movement to/(from) Gen Reserve	<u>(9,593)</u>						



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 2nd 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; Michelle Edser (PTC SPO), Victoria Onis (Admin & Meeting Officer),

Public; One member of the public was present.

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

1 PH982 CHAIR ANNOUNCEMENTS

The Chair welcomed everyone to the meeting.

2 PH983 PUBLIC QUESTIONS

Member of public made Committee aware of building work currently being undertaken at the Chalkers Rise Barratts development which has changed in orientation from that which residents were expecting. This was apparently permitted through a reserved matters planning application. New houses now overlook The Brickly and residents are querying the consultation process from LDC, though aware the changes would have most likely to have been approved, despite possible objections. Another issue brought to the attention of Committee was recent breaches of construction working hours and an application which is currently active to extend the hours in place. The SPO is aware and engaging with LDC along with residents in an attempt to clarify and resolve matters.

3 PH984 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

All members of the Committee were present.

4 PH985 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest made.

5 PH986 TO ADOPT THE MINUTES FROM THE 12th JANUARY 2021

Adoption of the minutes was proposed by Cllr Milliner, seconded by Cllr Griffiths and resolved as a true record.

6 PH987 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher reported on the following:-

- Masterplan for Meridian Site survey now closed.
 - 651 online replies.
 - 165 paper replies via PTC
 - 50 plus paper replies via TTC
- Subject to possible change just over 900 responses from 12,000 leaflets delivered.

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- University of Brighton Masters in Planning students have produced 4 excellent reports in 2020 and they will do the same for 2021 about GreenSpaces and Environment.
- Housing Numbers being clarified with LDC; how we are doing in finding 255 additional properties by 2030.
- Presentation on Business in plan area delivered to Chamber of Commerce. At Officer and NDP SG level the two Councils are working collaboratively, particularly since August 2020 with the additional involvement of L&N Consultancy and PTC SPO.

7 PH988 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

Cllr Sharkey – noted that the report does not show the costs of our 6 lamp posts that may need replacing or updating and also no mention of the new Notice Board that was voted at the last meeting that don't seem to come out yet.

Cllr Griffiths confirmed that the notice board cost will only come out of the budget once spent.

Cllr Seabrook confirmed that PTC has 6 lamp posts. Kevin Bray the Parks Officer has been in touch with the lighting supervisor at East Sussex Highways and they will not come out to review the lamp posts until Covid restrictions ease; they did however recommend that we change from sodium to LED lights, which will be a significant saving. Although the funds for this are not in the budget it could be considered to be a capital expense, there is also an ear marked reserve for climate actions – costs all depend on if the whole lamp post is replaced or just the fitting on top.

8 PH989 THE DEVELOPERS' LIAISON WORKING PARTY UPDATE

The report was discussed and noted.

Cllr Seabrook reported that Barratts are proposing to put two car park spaces on the Barratt's estate for the car club. This will need a Traffic Regulation Order; has this happened? The SPO will be following up on the status of this.

9 PH990 DEVELOPERS LIAISON WP TERMS OF REFERENCE

It was resolved to accept the terms of reference.

Proposed Cllr Paul

Seconded Cllr White

All in favour

10 PH991 VERBAL UPDATE ON THE INTERNAL BUSINESS PLAN

Cllr Sharkey noted that at the last Committee meeting on 12th January, it was decided to arrange a one-off Zoom for the committee to discuss ideas for the next IBP meeting which will be on the 16th February 2021.

The SPO reported that this has not been arranged as it is not necessary right now and best to wait until after the IBP meeting to see if it is needed.

11 PH992 TO DISCUSS PTC RESPONSE TO LDC REGARDING PROPOSED EXTENSION OF WORKING HOURS FOR BARRETT'S DEVELOPMENT

The SPO noted that Cllr Collier had been speaking to the Planners at the District Council and was told that they don't have to consult if they don't want to, they will be making a decision by the 5th February 2021 and will take residents views into account as they are fully aware of the developers breaches and concerns of the residents.

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12 TO CONSIDER Planning applications as follows:-

<p>PH993 LW/20/0796 24 Dorothy Avenue Case Worker Julie Cattell</p>	<p>24 Dorothy Avenue -Demolition of existing bungalow and garage, erection of a pair of semi-detached chalet bungalows</p> <p>Comments The Committee noted this Road has already serious speeding problems, which have been raised to Highways on numerous occasions. The road safety issues were discussed but the application is to renew an already approved application from 2016.</p> <p>It was resolved to recommend approval</p>
<p>PH994 LW/20/0834 8 Damon Close Case Worker James Emery</p>	<p>Erection of a single storey rear/side extension</p> <p>Comments The below public comment submitted online has been noted. 'We have no objection, subject that the hardstanding abutting our premises, used for parking, is not affected or interfered with in any manner'</p> <p>It was resolved to recommend approval</p>
<p>PH995 LW/20/0895 37 Capel Avenue Case worker James Smith</p>	<p>Demolition of existing bungalow, erection of 2no 3x bedroom semi-detached houses</p> <p>Comments Letter of objection from member of public received and noted.</p> <p>It was resolved to recommend refusal for the following reasons:-</p> <ul style="list-style-type: none">• The proposed development is overbearing and out of keeping with street scene – these units are fundamentally different to the in terms of design, density, massing and materials and will have a detrimental affect on local character. They do not respond sympathetically to local surroundings.• The proposed units are considered to be over-development of the plot in terms of bulk, form, height, massing and proportions. They are out of scale and keeping with the local context in terms of adjacent properties and the architectural rhythm of Capel Avenue• The proposed units would alter the character and appearance of the street scene, affecting visual amenity for all• There will be loss of privacy and adverse impacts for immediate neighbours in respect of outlook and daylight – proposals will result in unacceptable over-looking and are too close to neighbouring boundaries• There will be loss of light resulting from the proposals being so close to neighbouring properties• The proposals will result have a detrimental affect on parking highway safety in the immediate vicinity of the site

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	<p>Overall - Bungalows are in short supply and we would advocate the retention of this type of property as they fulfil a valuable need for the elderly and disabled, in accordance with the Equalities Act 2010.</p> <p>Capel Avenue is distinctive in that is entirely bungalows. The proposed dwellings will be out of keeping and would potentially start a precedent affecting the entire street scene.</p> <p>Capel Avenue is a no through road. We are concerned in terms of construction vehicles. Should permission be granted we would ask that consideration is given to construction management and highway safety in particular.</p> <p>Policy – We do not consider that the proposed development accords with development plan policies, particularly CP2 (Housing Type, Mix & Density), CP11 (Built Environment) and DM25 (Design)</p>
<p>PH996 LW/20/0891 55 Keymer Avenue Case worker Julie Cattell</p>	<p>Erection of a single storey side/link extension and garage conversion</p> <p>It was resolved to recommend approval</p>
<p>PH997 LW/20/0791 42 Arundel Road Case worker James Smith</p>	<p>Erection of a single storey side extension to form a new four bedroom dwelling</p> <p>Comments The Admin Officer received an Email from the Case Officer reporting that the description for this application has changed and the application has now been updated online; the neighbours have been advised of amendments via letter.</p> <p>In light of these amendments to the application and to enable the Neighbours to consider the changes; The Committee resolved that this application will be deferred to the next meeting for a decision.</p>
<p>PH998 LW/20/0878 149 South Coast Road Peacehaven Case worker James Emery</p>	<p>Erection of a 3m depth canopy to the front of the property</p> <p>Comments</p> <p>It was resolved to recommend refusal for the following reasons:-</p> <ul style="list-style-type: none"> • The proposed canopy creates a covered seating area directly adjacent to a heavily trafficked strategic road (A259). This will encourage and enable people of all ages to gather and be of detriment to public and highway safety. • Litter will always be a problem, any waste packaging left on the tables could blow into the Road which will be a hazard for drivers. • The premises are situated in a residential area, with flats directly to the left and above the shop. Tables outside already enable people to sit and eat until late at night and the extra

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	<p>canopy will exacerbate this. The proposals will therefore adversely affect the amenity of local residents in terms of noise</p> <ul style="list-style-type: none"> • Covid restrictions should apply to any planning permission granted. Picnic tables should not be available under the current lockdown <p>Policy – We do not consider that the proposed development accords with development plan policies, particularly CP13 (Sustainable Travel and Safety) and DM23 (Noise)</p>
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12 To note the following planning application Decision Notices:-

Cllr sharkey suspended standing orders for member of public to update councilors that this application for amendments has not yet been decided.

<p>PH999 LW/20/0743 Lower Hoddern Farm Hoddern Farm Lane Peacehaven Case worker Chris Wright</p>	<p>Reserved Matters approval pursuant to Condition 28 of hybrid planning permission LW/17/0226 for layout, scale, appearance and landscaping for an amendment of 56 of 157 residential units (approved under application reference LW/19/0760), being Phase 2 of the proposed development</p>
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Cllr Sharkey reinstated standing orders.

14 To note the following planning application Decision Notices:-

<p>PH1000 LW/20/0769 44 Valley Road Peacehaven</p>	<p>Householder for Single storey rear extension with balcony</p> <p>Lewes DC Grants permission Peacehaven’s Planning & Highways Committee supported this application.</p>
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It was also noted that planning application below that PTC Objected to was approved by LDCC in December; PTC were not notified.

<p>LW/20/0375 198 South Coast Road Peacehaven</p>	<p>Demolition of existing single storey hot food takeaway building and erection of a 3 storey building which will consist of coffee/sandwich shop at ground floor level and 1no. two bedroom flat and 3no. 1 bedroom flats</p> <p>Lewes DC Grants permission Peacehaven’s Planning & Highways Committee Objected to this application.</p>
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The Committee requested that the Admin Officer contact the Planning Officer Julie Cattell to source information on the thinking behind the decision as the PTC P&H committee noted that :-

- pre planning advice was taken by applicant and not all advice taken.
- Small flats not meeting national standards
- Too bulky for area
- Poor amenities for anyone moving in to the flats with a large extractor fan up the side of the building.
- The previous flat application was refused as out of keeping with the area.

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15 PH1001 TO REVIEW & UPDATE THE P&H ACTION PLAN.

Action plan noted.

CLlr Sharkey reported that The Coaster car park has at last been cleaned up, having been used for fly tipping for the last 3 months. This had been an ongoing issue since October 2020 and was finally resolved with the intervention by CLlr Duhigg.

DATE OF NEXT MEETING OF THE COMMITTEE 23rd FEBRUARY 2021

There being no further business, the meeting closed at 20.50.

Unadopted - draft

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	10/11/2020	Cllr White referred to the East Sussex Local Cycling & Walking Infrastructure Plan Public Consultation 2020. Cllr Seabrook noted that a response from Council was appropriate; Clerk to facilitate this. Cllr 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 & Parks Officer		Admin officer emailed 26/1/21 - Licencing and Enforcement Team at East Sussex Highways to confirm how we can apply for a new licence. 5/1/21 Admin officer chased up a response 9/2/21 Chased again 16/2/21 chased again
6	04/01/2021	6 lamposts				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.

