



# PEACEHAVEN TOWN COUNCIL

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## **DRAFT Minutes of the meeting of the Planning & Highways Committee held at 7.30pm on Tuesday 3<sup>rd</sup> August 2021**

**Present;** Cllr A Milliner (Chair), Cllr D Seabrook (Vice Chair), Cllr S Griffiths, Cllr Sharkey, Cllr D Paul, Cllr R White, Cllr C Gallagher.

**Officers;** A Allen, Town Clerk

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

### **1 PH1106 CHAIR ANNOUNCEMENTS**

The Chairman welcomed everyone to the meeting.

Cllr Gallagher stated that she was making an audio recording of the meeting.

### **2 PH1107 PUBLIC QUESTIONS**

Mr Gatti asked the following question:-

*"Would it be possible for the committee to ask ESCC Highways what the widening of the southbound carriageway at the Sutton Avenue - A259 roundabout, by such a small amount supposed to achieve?*

*There have always been two lanes at this section of the roundabout, one to turn left towards Newhaven, and one to turn right to Brighton. this minor adjustment will have little or no effect on traffic flows, and will make it more difficult for pedestrians to cross safely, especially those with prams etc. If this was paid for as I believe it was from CIL contributions, it appears to be money wasted that could be better spent elsewhere."*

In response, Cllr Seabrook made the following points:-

- The widening of this area of road has made the crossing point very dangerous for pedestrians.
- It was S.106 monies that were used to fund these works; funds which could have been put to better use.
- ESCC's intention was to increase the flow of vehicular traffic at this point, but it refused to add a pedestrian crossing to compensate for this.

Cllr Paul noted that this issue had been raised at the last ESCC SLR meeting, but accident statistics did not put this as a high priority.

Cllr White suggested obtaining statistics from other bodies, e.g. SECAMB.

The Clerk stated that he will write a letter of complaint to ESCC and also try to obtain accident statistics for this area.

Cllr Paul stated that she will raise this issue again at the next ESCC SLR meeting.

Mr Seed reported that ESCC has made an Order to add the pathway between Firle Road and Glynn Road to the Definitive Map of Public Pathways.

### **3 PH1108 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

Apologies for absence were received from Cllr A Goble and Cllr G Hill. Cllr Gallagher substituted for Cllr Goble.

### **4 PH1109 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There were no declarations of interests.

### **5 PH1110 TO ADOPT THE MINUTES FROM THE 6<sup>th</sup> JULY 2021**

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

**6 PH1111 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**

Cllr Gallagher reported on the following items:-

- Information gathering for the Green Spaces part of the NDP.
- Nearly all of the NDP Policies have now been drafted.
- The Housing Needs Assessment is expected shortly.
- Usefulness of a recent climate event held in Seaford.
- Sustainable/community energy scheme.

**7 PH1112 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**

The report was received and noted.

**8 PH1113 LOWER HODDERN FARM DEVELOPMENT**

The SPO's report was received and noted.

It was noted that the proposed development was not in Peacehaven, but in Piddinghoe, so PTC will not automatically be notified of any further developments/applications for this site; a close watch will have to be kept.

SDNPA had made it clear that such a development is unacceptable.

**9 PH1114 MINUTES LOWER HODDERN FARM**

The notes of the recent LDC working group meeting were received and noted.

The Chairman noted that he would like to participate in these meetings and possibly one or two other Councillors would as well.

Cllr White noted the need for PTC to be able to influence the Active Travel Plan, especially the development of footpaths in the Big Park area.

**10 PH1115 TO DISCUSS TRAINING FOR COMMITTEE MEMBERS**

It was noted that the SPO is arranging a training session with LDC Planning Officers. Clerk to send current criteria used for assessing planning applications to LDC for validation.

**11 PH1116 RENEWAL OF THE BUS SHELTER (SUTTON AVENUE/KEMPTON HOUSE)**

The Parks Officer's report was noted and discussed.

It was agreed that three quotes should be obtained for the following specification:-

- Partly enclosed shelter, to allow some protection from the wind and rain.
- Shelter with an entrance and exit for safety.
- Green roof (type of drainage system used to be specified).
- Seating provided.

Once finalised, case to go directly to the Policy & Finance Committee.

**12 PH1117 NEW HOUSES AT WEBS YARD entrance to Epinay Park**

Cllr Griffiths related the background to this item.

It was resolved that the Clerk will arrange a meeting with the developer to discuss its proposed access to Epinay Park, the enhancement of the PTC access and the maintenance of the chain link fence. Councillors Symonds, Griffiths and Paul were nominated to represent PTC.

**13 PH1118 CONCRETE PATH (LOWER HODDERN/CENTENARY PARK)**

Cllr Griffith's paper was noted and discussed. It was resolved that:-

- The public consultation is relaunched.
- Clerk to make contact with the appropriate person at Barratts Homes regarding the potential gifting of the path in its ownership; for reporting at Council.

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**14 TO CONSIDER Planning applications as follows:-**

<p><b>PH1119 LW/21/0410</b>  Land Adjoining 138 Bramber Avenue North Peacehaven</p>	<p>Erection of single storey one bedroom dwelling</p> <p>It was resolved to <b>recommend refusal</b> on the following grounds:-</p> <ul style="list-style-type: none"> <li>• Over development – the proposed new dwelling is being squeezed into a tight space.</li> <li>• Loss of amenity – the amenity land and a walkway for the adjacent flats will be lost.</li> <li>• Loss of light – the windows of one flat will be blocked.</li> </ul>
<p><b>PH1120 LW/21/0555</b> 4 Anzac close Peacehaven</p>	<p>Single-storey side extension</p> <p>It was resolved to <b>recommend refusal</b> on the following grounds:-</p> <ul style="list-style-type: none"> <li>• Over development – in relation to the size of the proposed extension in relation to the size of the existing dwelling.</li> </ul>
<p><b>PH1121 LW/21/0602</b> Flat 1 2 Dorothy Avenue Peacehaven</p>	<p>Single storey front extension</p> <p>It was resolved to <b>recommend approval</b>.</p>
<p><b>PH1122 LW/21/0569</b> 54 Glynn Road</p>	<p>Single-storey rear extension and associated internal alterations</p> <p>It was resolved to <b>recommend approval</b>.</p>
<p><b>PH1123 LW/21/0579</b> 63 Cairo Avenue Peacehaven</p>	<p>Demolish existing conservatory and erection of single-story extension with flat roof</p> <p>It was resolved to <b>recommend approval</b>.</p>

**15 The following Planning Application Decisions made under Delegated Powers were noted:-**

<p><b>PH1124 LW/21/0444</b> 1 Sunview Avenue Peacehaven East Sussex BN10 8PJ</p>	<p>Replacement of existing side facing rooflights with dormer</p> <p>The Town Clerk of Peacehaven Town Council recommended to <b>Approve</b></p> <p><b>Recommendation made by the Town Clerk under delegated powers.</b></p>
<p><b>PH1125 LW/21/0436</b> 6 Foxhill Avenue</p>	<p>Replacement of existing flat roof rear single-storey extension with single storey mono-pitch rear extension; replacement of double door on front elevation with window</p> <p>The Town Clerk of Peacehaven Town Council recommends <b>Refusal</b></p> <p><b>Recommendation made by the Town Clerk under delegated powers.</b></p>

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	<b>Comments</b> <ul style="list-style-type: none"><li>• 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</li><li>• There will be loss of light resulting from the proposals being so close to neighbouring properties.</li></ul>
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**16 The following planning application decisions were noted :-**

<b>PH1126 LW/21/0429</b> 110 Cairo Avenue Peacehaven East Sussex	Certificate of lawfulness for proposed use of the property as children's home to provide 24hr care for no more than two children/young people between the ages of 9 and 17 years <b>Decision Refused</b>
<b>PH1127 LW/21/0546</b> 114 Arundel Road Peacehaven	Single storey front extension A lawful development certificate.
<b>PH1128 LW/21/0459</b> 22 Cairo Avenue	Loft conversion with one roof light to front elevation, two roof lights to left elevation, three roof lights to right elevation and one roof light to rear elevation A lawful development certificate.

**17 PH1129 TO REVIEW & UPDATE THE P&H ACTION PLAN.**

The Action Plan was reviewed.

It was agreed to include the replacement of the Sutton Avenue bus shelter.

**DATE OF NEXT MEETING 24<sup>TH</sup> AUGUST 2021 AT 7.30PM**

*There being no further business, the meeting closed at 20:30.*