



PEACEHAVEN TOWN COUNCIL

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DRAFT Minutes of the meeting of the Planning & Highways Committee held at 7.30pm on Tuesday 21st September 2021

Present: Cllr A Milliner (Chair), Cllr D Seabrook (Vice Chair), Cllr S Griffiths, Cllr R White, Cllr C Gallagher, Cllr G Hill

Officers: A Allen, Town Clerk, Victoria Onis, Admin Officer

Public: 7 members of public.

1 PH1146 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting.

2 PH1147 PUBLIC QUESTIONS

A member of the public queried who is responsible for blocked gutters – The Town Clerk confirmed that this will be Lewes District Council who are responsible for gutters and drains.

Residents spoke of their objections regarding item PH1155 application LW/20/0390 these comments were noted.

It was resolved to bring item PH1155 LW/20/0390 forward to allow interested members of the public to leave.

3 PH1148 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies for absence were received from Cllr I Sharkey and Cllr D Paul, who was substituted by Cllr Gallagher. Cllr J Harris – no apologies

4 PH1149 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr Griffiths as acquaintance of the owners of 169 Arundel road.

5 PH1150 TO ADOPT THE MINUTES FROM THE 24th AUGUST 2021

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

6 PH1151 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

There were no updates from Cllr Gallagher.

All members of the public left the meeting 19.52

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7 PH1152 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT AND REQUIREMENTS FOR 2022/23

The committee noted the report and discussed the budget requirements.

- The refurbishment of the Monument war memorial which includes the 3 obelisks– the £600 budget allocated will not cover the costs.
- Plants for the planters next year
- Some benches need refurbishing next year, budget allocated of £600 may not be enough.
- Electricity has gone up significantly, the budget allocated will need to be increased.
- Notice boards will need replacing

8 PH1153 TO DISCUSS TRAINING FOR COMMITTEE MEMBERS

The Town Clerk reported that contact has been made with Andrew Hill at Lewes District Council and training will be arranged shortly for this Committee.

9 PH1154 TO DECIDE ON REVISED QUOTES FOR THE GREEN ROOFED BUS SHELTER.

The circulated report for a 3 bay shelter was circulated and received and options discussed.

Cllr Seabrook updated the Committee that upon further investigation a 3 bay shelter will not fit in the existing location due to an electrical cabinet and a footpath

Options were discussed: -

- Move bus shelter to other side of footpath or further south; a new concrete base would be needed
- Purchase a replacement 2 bay shelter and extend the existing concrete base to fit the new measurements.
- If another 2 bay shelter is purchased, there will only be 1 entrance/exit which isn't helpful for wheel chair/mobility scooter users.

It was **Proposed** by Cllr Griffiths and **Seconded** by Cllr Seabrook to obtain further quotes for a concrete base in a new location for a 3-bay shelter. The Town Clerk & Admin Officer will investigate. All in Favour

10 TO CONSIDER Planning applications as follows:-

PH1155 LW/20/0390 Sweetwater 26 Blakeney Avenue Peacehaven East Sussex BN10 8UY Case Officer Julie Cattell	<i>This item was brought forward for discussion in advance of Item 6 to allow members of the public to leave.</i> Peacehaven Town Council Planning & Highways Committee AGAIN unanimously proposed Refusal of the Amended Planning Application Amended Scheme - Change of use of land to use as a residential caravan site for gypsy/traveller family, involving removal of one existing stable and siting of one new static caravan/mobile home on existing hard-standing, and retention of the existing bungalow as day room/amenity building.
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	<p>It was resolved to recommend refusal on the following basis: -</p> <ul style="list-style-type: none"> • There had been no substantial change to this application. • The Town Council's previous recommendation for refusal therefore stands, for the reasons stated. Please carry this forward as part of the Town Council's response to this amended application. • The caravan has just been moved to a slightly different position. • Unacceptable change of use. • Approval would set a precedent for this type of development in a rural area/buffer zone between Peacehaven and Newhaven. • The existing 'building' is NOT a bungalow • There are known issues with water pressure and electricity supply in the area.
<p>PH1156 LW/21/0647 37 Coney Furlong</p> <p>Case Officer James Emery</p>	<p>single-storey rear extension, conversion and extension of existing garage</p> <p>The application was reviewed and no planning reasons against.</p> <p>It was resolved to recommend approval.</p>
<p>PH1157 LW/21/0689 191 Roderick Avenue North Peacehaven</p> <p>Case Officer Rita Burns</p>	<p>loft conversion with 1no front dormer</p> <p>The application was reviewed and no planning reasons against.</p> <p>It was resolved to recommend approval</p>
<p>PH1158 LW/21/0544 12 Cornwall Avenue Peacehaven</p> <p>Case Officer Tom Bagshaw</p>	<p>demolition of rear conservatory, extension and side garage, and erection of single-storey rear and side extensions and front porch</p> <p>The application was reviewed and no planning reasons against.</p> <p>It was resolved to recommend approval</p>
<p>PH1159 LW/21/ 0578 268 Arundel Road West</p> <p>Case Officer Tom Bagshaw</p>	<p>first-floor side extension</p> <p>The application was reviewed and no planning reasons against.</p>

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	It was resolved to recommend approval
<p>PH1160 LW/21/0499 169 Arundel Road</p> <p>Case Officer James Emery</p>	<p>demolition of existing dwelling and erection of 2 no semi-detached houses</p> <p>It was resolved to recommend refusal for the following reasons:-</p> <ul style="list-style-type: none"> • Against the design guide – straight open front down to pavement – design guide looks for a boundary. • Loss of privacy – over-looking, causing loss of privacy or light, too close to neighbouring properties. • Exacerbate existing parking problems – vehicles already block the existing cycle path, which is national cycle route 2. No sufficient space for on street parking. • Back garden development – building another property within the confines of the existing one. Over shadowing, close to neighbouring side windows • Density of layout & over development – too large for plot. • Increase of traffic & congestion • Detrimental effect on local character • Design does not fit in with local surroundings • Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly. <p>Should LDC be minded to approve this application, Double yellow lines should be placed around this blocked off corner of the road as this is a busy area due to the proximity to the School</p>
<p>PH1161 LW/21/0651 34B Sunview Avenue</p> <p>Case worker Rita Burns</p>	<p>erection of single-storey and two-storey rear extension, with associated works</p> <p>It was resolved to recommend refusal for the following reasons:-</p> <ul style="list-style-type: none"> • Density of layout & over development – too large of plot. • Over shadowing, close to neighbouring side windows

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	<ul style="list-style-type: none"> • Loss of privacy – over-looking, causing loss of privacy or light, too close to neighbouring properties • Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly.
<p>PH1162 LW/21/0604 110 Cairo Avenue Peacehaven</p> <p>Case officer Rita Burns</p>	<p>Change of Use from C3 dwellinghouse to C2 residential institution to accommodate 2 children</p> <p>The application was reviewed and no Planning reasons against.</p> <p>It was resolved to recommend approval</p>
<p>PH1163 LW/21/0675 32A Cissbury Avenue Peacehaven</p> <p>Case Officer</p>	<p>demolition of existing conservatory, erection of single-storey rear and side extension</p> <p>The application was reviewed and no planning reasons against.</p> <p>It was resolved to recommend approval</p>
<p>PH1164 LW/21/0592 The Lookout 4a Mayfield Avenue Peacehaven</p> <p>Case Officer Rita Burns</p>	<p>Construction of new dwelling on land at 4 Mayfield Avenue</p> <p>It was resolved to recommend refusal for the following reasons:-</p> <ul style="list-style-type: none"> • Back garden development – building another property within the confines of the existing one. Over shadowing, close to neighbouring side windows, of which light will be completely blocked. • Loss of privacy – over-looking to neighbouring properties. • Density of layout & over development – too large of plot, very close to neighbouring boundaries. • Absence of car parking facilities – access to drive cannot be extended due to a telegraph pole and a lamp post of the edge of the grass verge. • Parking & Highways safety. • Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly

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	<ul style="list-style-type: none"> • Design does not fit in with local surroundings. • Detrimental effect on local character
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11 The following planning decisions were noted :-

<p>PH1165 LW/21/0429 110 Cairo Avenue, Peacehaven</p> <p>Case Officer Rita Burns</p>	<p>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</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/21/0429</p> <p>Decision Refused</p>
The Following planning applications were noted	
<p>PH1166 TW/21/0057/TPO 47 Valley Road Peacehaven</p> <p>Case Officer ///</p>	<p>I am requesting the removal of 3 trees in my front garden. There are numerous reasons for removal as follows: T1 is causing significant damage to the walls that run behind it and to one side. This wall is supporting the driveway and garage and has several cracks going through the walls and the garage that I believe are caused by the tree. It will need underpinning due to the damage. It is dangerously close to the power lines that run along the front of the house and down the road and has caused a number of power cuts due to this. When it is windy, (very frequently!) especially high winds it is scary and the way they move or appear to be falling frightens my children and if it were to fall it would be directly on the house, garage, cars, power lines. Whichever way it fell it would cause devastating damage and possibly injury. T2: the ash tree is in the front wall to the other side of the garden and has totally cracked the walls it sits in and they are about to fall. I could not fix them without removing the tree. The tree is overtaking the area it already had and sits directly on the power line. It is directly at the front of the house and blocks a lot of light from our windows. It moves vigorously when there are storms and high winds which is a weekly occurrence in Peacehaven causing unnecessary stress on myself and my family/ children as their bedroom windows are directly there. It is causing a problem due to the roots being so close to the house and causing underpinning problems potentially. T3: the Conifer is also causing significant damage to the walls and therefore garage and underpinning. We have had</p>

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	<p>tree experts who have agreed with this and therefore we are currently looking at replanting some new, smaller trees once these are removed. It's a difficult decision to have these taken down but I feel I have a lot of trees in my rear garden and these offer a lot to the environment so losing 3 and replanting would be the best option</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=TW/21/0057/TPO</p>
<p>PH1167 LW/21/0648/CD</p> <p>Case Officer Julie Cattell</p>	<p>Discharge of condition 2 (Materials), 3 (Finished Floor Levels, Ridge Height and Adjacent Dwelling), 4 (Car Parking), 5 (Electric Car Charging Points), 6 (Cycle Parking), 7 (Storage and Removal of Refuse), 8 (Boundary Treatment), 9 (Hard and Soft Landscaping) and 10 (Renewable Energy) relating to approval LW/19/0765</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/21/0648/CD</p>

12 PH1168 TO REVIEW & UPDATE THE P&H ACTION PLAN.

The circulated plan and received and noted.

NOTE: In accordance with Standing Order No. 3(d) and the Public Bodies (Admission to Meetings) Act 1960, Section 1, in view of the confidential nature of the following business to be transacted, the public and press are excluded from the rest of the meeting.

13 PH1169 TO REVIEW THE DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

Cllr Gallagher introduced the draft Plan and walked through the first 43 pages with the Committee. Various comments were made which Cllr Gallagher took note of.

It was agreed that further detailed comments will be emailed to Cllr Gallagher as soon as possible.

The Committee will review the second half of this initial Draft NDP at its next meeting.

There being no further business, the meeting closed at 21.31

Next meeting of the Committee - 12th October 2021 at 7.30pm

