



PEACEHAVEN TOWN COUNCIL

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 in the main hall, Community House, at 7.30pm on Tuesday 23rd November 2021

Present: Cllr A Milliner (Chair), Cllr D Seabrook (Vice Chair), Cllr R White, Cllr G Hill, Cllr J Harris, Cllr A Goble, Cllr C Gallagher.

Officers: A Allen, Town Clerk, V Onis, Admin & Meetings Officer.

Public: 67 members of the public were present.

1. PH1206 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting and related the housekeeping information and the rules of conduct for the meeting.

2 PH1207 PUBLIC QUESTIONS

i) PUBLIC REPRESENTATIONS RE APPLICATION FOR 1 BRAMBER AVENUE LW/21/0803

A number of members of the public spoke against approval of this application, covering the following points:-

- Previous Town Council policy has been in support of nursing/older people homes, which are much needed in the Town.
- Parking at the site is inadequate for the proposed new use of this building.
- Concerns regarding the safety of residents and responsibility for any incidents.
- The MP has stated that he is not in favour of this application.
- A petition against the application now has over 1400 signatures.
- No Police station or Police presence in Peacehaven.
- Not an appropriate location for the proposed new use of this building.
- High re-offending levels.
- Peacehaven does not afford a structured place for the integration of ex-offenders.
- Problems have occurred with similar set-ups in other areas.

ii) OTHER PUBLIC QUESTIONS

There were no other public questions.

3 PH1208 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

It was resolved to accept apologies from Cllr I Sharkey, Cllr S Griffiths, and Cllr D Paul. Cllr C Gallagher to substitute for Cllr Paul.

4 PH1209 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interests.

5 PH1210 TO ADOPT THE MINUTES FROM THE 12th OCTOBER AND THE 2ND NOVEMBER 2021

It was resolved to adopt these two sets of minutes as a true record of the meetings.

Minutes of the Planning & Highways Committee - Tuesday 23rd November 2021

6 PH1211 TO RECEIVE AN UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP
Cllr Gallagher reported that the Draft NDP had been approved by both Town Council's and that the Plan will now go out for consultation, including a six-week public consultation to start in the third week of January 2022. It was noted that the NDP Design Guides are now being used by LDC in determining planning applications. Cllr Gallagher reported on the reformation of the NDP Steering Group in order to manage the Plan's progress to completion.

7 PH1212 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The Committee's finance report was received and noted.
Cllr Milliner stated that he will be meeting with the Finance Officer to discuss the Committee's budget for 2022/23.

8 TO AGREE AND MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS:-

<p>PH1213 LW/3445/CC Peacehaven Youth Centre Roderick Ave Peacehaven</p>	<p><u>Temporary change of use from Class E(f) day centre to mixed use Class E(f) & F1(d) Library.</u></p> <p>Peacehaven Town Council recommends <u>REFUSAL</u> of this request for change of use, for the following reasons:-</p> <ul style="list-style-type: none">• There is no sound reason to move the library from its current location. There will be plenty of warning should a new developer come on the scene, and it is usual for developers to make amicable arrangements for existing users• The current facilities are far superior to the inadequate facilities at the Joff• Access for people with disabilities at the Joff is poor• No proper detailed plans have been submitted. Information provided is confusing.• The proposed layout at the Joff is not sensible and is unworkable. There would be virtually no room for the public when all members of the library staff are on site. It is much too small• Parking at the Joff site is poor• There is no suitable pedestrian access to the Joff. Current access is dangerous for pedestrians• There is no suitable ventilation in the area of the Joff proposed for library use• Moving the library to the Joff would represent yet another degrading of public services in Peacehaven
---	--

Minutes of the Planning & Highways Committee - Tuesday 23rd November 2021

<p>PH1214 LW/21/0803 1 Bramber Avenue Peacehaven East Sussex BN10 8LR</p>	<p><u>Removal of Condition 1 of E/68/0850 and condition 2 of E/71/0883</u></p> <p>Peacehaven Town Council recommends <u>REFUSAL</u> of this request to remove these Conditions, for the following reasons:-</p> <ul style="list-style-type: none">• Absence of car parking facilities and provision for pedestrians, wheelchairs and prams• 1Increase of traffic & congestion• Exacerbate existing parking problems• Parking & highway safety issues• Local drainage needs to be improved• The Housing Needs Assessment, recently produced for the Town's Neighbourhood Development Plan, clearly shows an existing and increasing need for older people's homes• There should not be an 'open' class of use for this property; the owners should have to apply for a change of use for specific purposes• The property concerned is not in a suitable location for the proposed rehabilitation of offenders, as there is not the structured environment for this purpose• The Town Council requests that this application is called into the LDC Planning Committee for consideration
<p>PH1215 LW/21/0853 7 Horsham Avenue Peacehaven</p>	<p><u>Demolition of the existing bungalow and detached garage and erection of 2no 3-bedroom detached bungalows</u></p> <p>Peacehaven Town Council recommends <u>REFUSAL</u> of this application, for the following reasons:-</p> <ul style="list-style-type: none">• Back garden/creeping development• 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• Inadequate local infrastructure - including A259, surgeries, school• Detrimental Effect on local character - surrounding area included• Density of layout & over development - too large for plot• Increase of traffic & congestion• Local drainage needs to be improved - not really for us, but sometimes there is problem if the drain goes under the neighbour's garden or path

Minutes of the Planning & Highways Committee - Tuesday 23rd November 2021

	<ul style="list-style-type: none"> No detailed building information to prove compliance with the Peacehaven Design Guides and sustainability
<p>PH1216 LW/21/0836 1 Roderick Avenue Peacehaven East Sussex</p>	<p><u>Single-storey extension to side, insertion of roof lights with alterations to front access.</u></p> <p>Peacehaven Town Council recommends <u>APPROVAL</u> of this application.</p>
<p>PH1217 LW/21/0798 196 Arundel Road Peacehaven</p>	<p><u>Erection of 1no. 3-bedroom dormer bungalow adjacent to existing property</u></p> <p>Peacehaven Town Council recommends <u>REFUSAL</u> of this application, for the following reasons:-</p> <ul style="list-style-type: none"> No detailed building information to prove compliance with the Peacehaven Design Guides and sustainability Proposed new dwelling is squeezed in at the side of a small house; there is no room for this
<p>PH1218 LW/21/0846 53 Steyning Avenue Peacehaven</p>	<p><u>Demolition of garage and erection of 1no 2-bedroom two-storey detached dwelling</u></p> <p>Peacehaven Town Council recommends <u>REFUSAL</u> of this application, for the following reasons:-</p> <ul style="list-style-type: none"> No detailed building information to prove compliance with the Peacehaven Design Guides and sustainability Proposed new dwelling is squashed into the site; there is no room for this Over development Back garden development
<p>PH1219 LW/21/0837 2 Capel Avenue Peacehaven</p>	<p><u>Demolition of existing garage and new single storey annexe subservient to existing house</u></p> <p>Peacehaven Town Council recommends <u>APPROVAL</u> of this application.</p>
<p>PH1220 LW/21/0255 Land north of 50 Cornwall Avenue Peacehaven</p>	<p><u>Construction of a two-storey building containing 2 two-bedroom flats</u></p> <p>Peacehaven Town Council recommends <u>REFUSAL</u> of this application, for the following reasons:-</p> <ul style="list-style-type: none"> No detailed building information to prove compliance with the Peacehaven Design Guides and sustainability

Minutes of the Planning & Highways Committee - Tuesday 23rd November 2021

	<ul style="list-style-type: none"> Not enough information to make an informed decision. Suggest LDC seeks more detail from the applicant, before assessing this application
PH1221 LW/21/0722 16-28 Cripps Avenue, Peacehaven	<u>Variation of Condition 1 to reflect updated proposal drawings showing a revised flat block design; Drawing numbers changed to reflect updated proposals</u> Peacehaven Town Council recommends <u>APPROVAL</u> of this application.
PH1222 LW/21/0775/CD 139 South Coast Road Peacehaven	<u>Approval of Conditions 2 (Material Samples), 3 (Construction Management Plan), 4 (Flood Risk Calculations), 5 (Renewable Energy) and 9 (eV charging) relating to application LW/20/0616</u> Noted that this was forwarded to PTC by LDC just for noting.
PH1223 LW/21/0813 Lower Hoddern Farm, Hoddern Farm Lane, Peacehaven	<u>Reserved matters approval pursuant to condition 28 of hybrid planning permission LW/17/0226 for layout, scale, appearance and landscaping for 58 residential units</u> Peacehaven Town Council recommends <u>APPROVAL</u> of this application, subject to the developer demonstrating that it has met all Conditions and S.106 payments relating to prior phases of this development.

9 The following Planning Application Decisions were noted:-

PH1224 LW/21/0717 79 Malines Avenue, Peacehaven, East Sussex, BN10 7RR,	Lewes DC Grants permission Peacehaven's Planning & Highways Committee supported this application
PH1225 LW/21/0689 191 Roderick Avenue North, Peacehaven, East Sussex, BN10 8BZ,	Lewes DC Grants permission Peacehaven's Planning & Highways Committee supported this application
PH1226 LW/21/0592 The Lookout, 4A Mayfield Avenue, Peacehaven, East Sussex, BN10 8PB,	Lewes DC Refused Peacehaven's Planning & Highways Committee supported this application

Minutes of the Planning & Highways Committee - Tuesday 23rd November 2021

PH1227 LW/21/0410 Land Adjoining 138, Bramber Avenue North, Peacehaven, East Sussex	Lewes DC Grants permission Peacehaven's Planning & Highways Committee Ob- jected to this application
PH1228 TW/21/0057/TPO 47 Valley Road Peacehaven Case Officer Nick Jones	<u>T1 - Sycamore - fell to ground level, T2 - Ash - fell to ground level, T3 Lawson cypress - fell to ground level</u> Reasons for the Works: Various reasons including concerns surrounding safety, nuisance and structural damage. In pursuance of its powers under the above-mentioned Act and Regulations and the Tree Preservation Order made by the Lewes District Council (hereinafter called 'the Council') on the 17/08/2021, the Council HEREBY CONSENT to the following specified works at 47 Valley Road, Peacehaven, East Sussex, BN10 7UE
PH1229 TW/21/0051/TPO 9 The Compts, Peacehaven	To fell the sycamore trees Lewes DC Refused

9 PH1205 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

The Committee's Action Plan was received and noted.

DATE OF NEXT MEETING 14TH DECEMBER 2021 AT 7.30 PM

There being no further business, the meeting closed at 20:51.