



# PEACEHAVEN TOWN COUNCIL

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**DRAFT Minutes of the meeting of the Planning & Highways Committee held at Community House, Meridian Centre at 7.30pm on Tuesday 6<sup>th</sup> July 2021**

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

**Officers;** Michelle Edser (PTC SPO), Victoria Onis (Admin & Meeting Officer).

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

## 1 PH1002 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting.

## 2 PH1003 PUBLIC QUESTIONS

A member of the public referred to Item 18 PH1105 land at Telscombe Road – The Peacehaven Focus Group investigated this item in 2017/18, this is the same proposal but different application. The Focus Group may have some information on this subject that may be useful, if needed.

## 3 PH1004 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

It was resolved to accept apologies from Tony Allen (Town Clerk) Cllr A Goble, Cllr J Harris and Cllr R White (Substituted by Cllr Cathy Gallagher).

## 4 PH1005 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interests.

## 5 PH1006 TO ADOPT THE MINUTES FROM THE 2<sup>ND</sup> FEBRUARY 2021

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

## 6 PH1093 TO NOTE THE DESIGN GUIDE FOR PEACEHAVEN AND TELSCOMBE TOWNS. A PRESENTATION BY NANCY ASTLEY NDP SG.

A presentation on The Design Codes given by Nancy Astley, supported by Cllr Cathy Gallagher from the Neighbourhood Development Plan Steering Group.

Nancy reported that later in 2021 a new planning act will take effect, this will change Planning decisions, which will then need to be in accordance with the design element and this will be more important.

- The Design codes are an element of the Neighbour Plan, which are a tool to use to help design future development within the area and will change the way planning applications are decided.
- Planning decisions will need to be in accordance with the design element and this will be more important.
- Matters such as street greening, plants and trees are considered. Detailed matters which you do not get at the district level are highlighted, as each area is unique. The Guides also consider technology, such as carbon free, solar panels, wind turbines, and also cycle storage, waste, recycling.
- The NDP Design Codes are a tool that LDC will also use when making planning decisions in this area.
- LDC & SDNP have both been sent a copy, and these will be formally adopted along with the Neighbourhood Plan.
- The NDP SG will have some future workshops to go through this in more detail.

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- The Presentation is available to view on the Town Council Website.

### **7 PH1094 UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**

Cllr Gallagher noted that the next Steering group meeting will be on Thursday 8<sup>th</sup> July at 7pm via Zoom  
There will be Updates from Jim Boot & Nancy Astley.

### **8 PH1095 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**

The Committee noted the report.

### **9 PH1096 TO CONSIDER THE PURCHASE OF BOLLARDS ON THE SOUTH COAST ROAD AT GREGGS/COSTA/SUBWAY**

The report was discussed and noted.

- Cllr Seabrook reported that ESCC have said they do not install Bollards anymore.
- Newhaven TC have recently purchased their own Bollards for an area outside of the Co-Op in Fort Road. The Admin Officer has been in contact with their Town Clerk for advice.

It was Proposed that Peacehaven Town Council fund the installation and purchase of recycled bollards for the two shopping areas on the South Coast Road, which will be funded from the CIL, which is for maintenance and improvement of infrastructure.

Proposed by Cllr Seabrook and Seconded by Cllr Hill.

All in Favour

Recommendation will be submitted to Policy & Finance on the 17<sup>th</sup> August 2021.

### **4 PH1097 TO DISCUSS THE PLANTERS OUTSIDE OF SUBWAY AND A VERBAL DISCUSSION ON HOW TO PROCEED.**

Cllr Seabrook reported that the Cycle planters intended for sub-way have become very difficult to install due to excavation and contractor costs.

It was agreed that the Planters would be better placed in one of the Town's Parks. The recommendation will be referred back to the Leisure and Amenities Committee to decide on placement.

### **5 PH1098 TO DISCUSS THE REPLACEMENT OF THE BUS SHELTER AT KEMPTON HOUSE**

The bus shelter rust has been maintained for many years but now is beyond repair. The bus shelter recommendations were discussed.

Cllr Griffiths proposed (and seconded by Cllr Seabrook), to use CIL money to purchase a new shelter and investigate a green roofed shelter.

Recommendation to be submitted to Policy & Finance.

All in Favour

### **6 PH1099 LOWER HODDERN FARM MEETING MINUTES**

The SPO reported that Communication is open and working well.

Cllr Seabrook noted that the travel survey keeps being pushed back – The SPO reported that to carry out the survey accurately it has been delayed until travel is more back to normal, people have not been moving around so much due to Covid, working from home etc.

### **7 PH1100 ARTICLE 4 DIRECTION LAND TO THE WEST OF HODDERN FARM, HODDERN FARM LANE PEACEHAVEN**

Item was noted as per SPO's report. SPO to thank SDNPA for applying this Article and to suggest a good idea to extend afterwards.

Cllr Paul suggested this needs to be applied for every 6 months. Process for doing this to be agreed at the Committee's next meeting.

### **8 PH1101 SDNP/21/02749/PRE (99 dwellings at Morestead adj Lower Hoddern Farm)**

#### **Appendices/Background papers**

- 1 Email trail June 2021
- 2 SDNP\_21\_02749\_PRE-PLANNING\_STATEMENT-1498187
- 3 SDNP\_21\_02749\_PRE-COVERING\_LETTER-1504436



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The SPO reported that there is no formal consultation at this stage but would like Committee to be aware.

**Standing orders were suspended** to allow the member of Public, Mike Gatti, to speak.

Mr Gatti reiterated what was reported in Public questions and provided background information on this Item.

- Land banking scheme – still running now.
- Case goes back to 2017 SJ capital (offshore company) sold off plots on this site.
- Promoted as being in Peacehaven which it is not.
- Scheme still running now and 75% sold.
- Claremont did a presentation to Peacehaven in 2018. Same applications just new dates.
- SDNP planning have refused to comment until planning application submitted.
- CIL money will go to South Downs but the impact will be felt in Peacehaven.
- The SPO will continue to monitor.

**Standing order reinstated**

**15 PH1102 The below Planning Application Decisions made under Delegated Powers were noted.**

<b>LW/21/0324</b> 12 Tor Road <b>Case Officer</b> James Emery	Demolition of existing conservatory and creation of single storey rear extension The Town Clerk of Peacehaven Town Council recommended to Approve. <b>Recommendation made by the Town Clerk under delegated powers.</b>
<b>LW/21/0184</b> 57 Rowe Avenue Peacehaven <b>Case Officer</b> Rita Burns	Front extension to facilitate a larger kitchen and new side entrance door. The Town Clerk of Peacehaven Town Council recommended to Approve. <b>Recommendation made by the Town Clerk under delegated powers.</b>
<b>LW/21/0323</b> 9 Jason Close Peacehaven <b>Case Officer</b> Tom Bagshaw	Erection of rear extension and front porch The Town Clerk of Peacehaven Town Council recommended to Approve. <b>Recommendation made by the Town Clerk under delegated powers.</b>
<b>LW/21/0284</b> 71 Ashington Gardens Peacehaven <b>Case Officer</b> Tom Bagshaw	Erection of single storey extension to rear and side. The Town Clerk of Peacehaven Town Council recommended to Approve. <b>Recommendation made by the Town Clerk under delegated powers.</b>
<b>LW/21/0114</b> Unit 5 Bolney Avenue Peacehaven <b>Case officer</b> Tom Bagshaw	Erection of security fence and gates on land to side of unit The Town Clerk of Peacehaven Town Council recommended to Approve. <b>Recommendation made by the Town Clerk under delegated powers.</b>
<b>LW/21/0256</b> 104 Malines Avenue Peacehaven <b>Case officer</b> James Emery	single storey side extension The Town Clerk of Peacehaven Town Council recommended to Approve. <b>Recommendation made by the Town Clerk under delegated powers.</b>

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<b>LW/21/0281</b> 3 Crocks Dean Peacehaven <b>Case officer</b> Tom Bagshaw	Proposed single storey rear extension to provide self-contained annexe ancillary to the host dwelling The Town Clerk of Peacehaven Town Council recommended to Approve. <b>Recommendation made by the Town Clerk under delegated powers.</b>
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### **16 PH1103 TO NOTE the following planning applications:-**

<b>LW/20/0616</b> 139 South Coast Road Peacehaven East <b>Case Officer</b> Julie Cattell	<b>Notification of Committee Meeting – full details in papers</b> Demolition of existing chalet bungalow and garage and construction of a block of 6 flats with associated car parking, refuse/recycling store and bicycle store The above application, which you submitted, will be considered by the Planning Applications Committee on Wednesday <b>7 July 2021</b> at <b>Lewes Leisure Centre, Mountfield Road, Lewes, BN7 2XG</b> starting at <b>5pm</b> . In addition to attending to listen to any debate on the item, there is an opportunity for members of the public to speak (up to 3 objectors and 3 supporters) on a first come, first served basis. Each speaker will be able to address the meeting for a maximum of 3 minutes.
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### **17 PH1104 TO REVIEW & UPDATE THE P&H ACTION PLAN.**

Updates discussed and Admin Officer to update Action plan.

The member of the public left the meeting.

## **CONFIDENTIAL**

*In accordance with Standing Order 3(d) and the Public Bodies (Admission to Meetings) Act 1960, Section 1, in view of the confidential nature of the business to be transacted, the public and press are excluded from the discussion of the following items:-*

### **18 PH1105 LAND AT TELSCOMBE ROAD PEACEHAVEN BN10 8AG**

Land at Telscombe Road Peacehaven, BN10 8AG – **CONFIDENTIAL ITEM**

#### **Appendices/Background papers**

- 1 Bellway Homes Layout Proposal
- 2 Plot Map (red line boundary)
- 3 Lewes District Local Plan Land Availability Assessment Letter 10<sup>th</sup> March 2021

The SPO introduced this item. The matter was discussed and appropriate actions agreed

**DATE OF NEXT MEETING 3<sup>RD</sup> AUGUST 2021 AT 7.30PM**

*There being no further business, the meeting closed at 20.55*