



PEACEHAVEN TOWN COUNCIL

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DRAFT Minutes of the meeting of the Planning & Highways Committee held at 7.30pm on Tuesday 12th October 2021

Present; Cllr A Milliner (Chair), Cllr D Seabrook (Vice Chair), Cllr S Griffiths, Cllr R White, Cllr C Gallagher, Cllr G Hill, Cllr J Harris, Cllr D Paul.

Officers; V Onis, Admin & Meetings Officer

In Attendance; Cllr Duhigg

Public; Two members of the public

1 PH1146 CHAIR ANNOUNCEMENTS

The Chairman welcomed everyone to the meeting.

2 PH1147 PUBLIC QUESTIONS

There were no public questions.

3 PH1148 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies were received and accepted from Cllr Sharkey and Cllr Goble.

4 PH1149 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH1150 TO ADOPT THE MINUTES FROM THE 21ST SEPTEMBER 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

- Cllr Gallagher reported that the next Steering group meeting will be held on Thursday 14th October.
- Working on draft neighbourhood plan, working on housing needs assessment.
- Aim is to bring back to this committee.

7 PH1176 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

Cllr Milliner stated that the budget of £600 for the refurbishment of the obelisk, Meridian monument and the War Memorial, will not be enough. It was proposed that Cllr Milliner will clarify this with the Town Clerk and Finance Officer.

Cllr Seabrook suggested creating a monument reserve to save this money if plan is to refurbish over 3 years, otherwise the money will be lost in general reserves.

8 PH1177 TO AGREE THE PROVISION OF A REPLACEMENT BUS SHELTER ON SUTTON AVENUE

Cllr Seabrook Recommended and Proposed and was Seconded by Cllr Griffiths, to purchase a three-bay shelter and move the shelter north of the existing bus shelter and use GW Shelter Solutions for this installation.

All in Favour

It was noted that the Admin officer has already made enquires to LDC and the Bus company for the process to install a new shelter in a different location and is awaiting a response.

9 PH1178 TO APPROVE THE CONTINUED USE OF ESCC SERVICES FOR GRASS VERGE CUTTING IN 2022/23

Cllr Paul stated that this year the first cut was too early and second cut was too late, it would be beneficial to know if The Town Council have any influence over the timings of the cuts.

It was **Proposed** by Cllr Paul and **Seconded** by Cllr White to accept Option 2, this is the same option as last year, which is Extra cuts: Parish /Town Councils may fund an additional four cuts to be carried out by ESCC, totalling six cuts (two standard and four extra) over the course of the year. This would cost the Town Council a total of £8864 for the year.

It was also recommended to find out if we have any influence over the timings of the cuts.

All in favour

Cllr Seabrook asked the Committee if they could identify and email him any ideas for any grass verges and green spaces that they might consider for rewilding and this will be discussed at the next meeting.

10 PH1179 TO NOTE LEWES DISTRICT LAND AVAILABILITY ASSESSMENT SITES AND AGREE ANY ACTION REQUIRED

It was noted that this includes a significant area of green space which if it gets built on will be gone forever. There are a lot of discrepancies in this Assessment Site.

- It was agreed that comments for the 2 extra sites are sent to The Town Clerk to share with LDC.

11 TO AGREE AND MAKE RECOMMENDATIONS ON THE FOLLOWING Planning applications as follows:-

PH1180 LW/21/0740 118 Roderick Avenue Peacehaven Case Officer Rita Burns	The application was reviewed and no planning reasons or objections/comments. It was resolved to recommend approval All in Favour
PH1181 LW/21/0745 21 Roundhay Avenue Peacehaven Case Officer Rita Burns	The application was reviewed and no planning reasons or objections/comments. <ul style="list-style-type: none">• Loss of originality.

Minutes of the Planning & Highways Committee Meeting - Tuesday 12th October 2021

	It was resolved to approve by Majority.
PH1182 LW/21/0750 11 Rustic Road Peacehaven Case Officer Tom Bagshaw	The application was reviewed and no planning reasons against. It was resolved to recommend approval All in favour
PH1183 LW/21/0717 79 Malines Avenue Peacehaven Case Officer Tom Bagshaw	The application was reviewed and no planning reasons or objections/comments. It was resolved to recommend approval All in favour
PH1184 LW/21/0719 50 Bolney Avenue Peacehaven Case Officer James Emery	The application was reviewed and no planning reasons or objections/comments. It was resolved to recommend approval All in favour
PH1185 LW/21/0556 196 South Coast Road Peacehaven Case Officer Julie Cattell	The application was reviewed and no planning reasons or objections/comments. It was resolved to recommend approval All in favour

12 The Following planning application was noted

PH1186 LW/21/0759 37A Mayfield Avenue Peacehaven Case Officer James Emery	Prior notification under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A for a single storey rear extension to measure 6.0m in length, 2.9m eaves height and 3.0m total height https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/21/0759
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13 PH1187 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

The circulated actioned was reviewed.

- Item 2 regarding the lamp posts on the Action plan, has been pending for some time. The Admin Officer will follow up directly with Eric Ware.

Minutes of the Planning & Highways Committee Meeting - Tuesday 12th October 2021

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 were excluded from the rest of the meeting.

A point of order was raised by Cllr Griffiths about who could be present according to standing orders.

One member of the public and Cllr Duhigg left the room. The remaining member of public Nancy Astley, was invited to the table as a Guest speaker / expert Consultant, for the next Agenda Item.

14 PH1188 TO REVIEW THE DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

Cllr Gallagher and Nancy Astley walked through the second half of the Draft Neighbourhood Plan. 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.

There being no further business, the meeting closed at 21.20pm

Next meeting of the Committee – 2nd November 2021 at 7.30pm



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DRAFT Minutes of the meeting of the Planning & Highways Committee held in the Anzac Room, Community House at 7.30pm on Tuesday 2nd November 2021

Present; Cllr A Milliner (Chair), Cllr D Seabrook (Vice Chair), Cllr S Griffiths, Cllr R White, Cllr G Hill, Cllr J Harris, Cllr D Paul.

Officers; V Onis, Admin & Meetings Officer

Public; One member of the public was present

1 PH1189 CHAIR ANNOUNCEMENTS

The Chair welcomed everyone to the meeting.

2 PH1190 PUBLIC QUESTIONS

There were no public questions

3 PH1191 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

It was resolved to accept apologies from Cllr Goble and Cllr Sharkey

4 PH1192 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH1193 TO ADOPT THE MINUTES FROM THE 12th OCTOBER 2021

It was resolved to take the approval of the minutes of the previous meeting at the next meeting of the Committee.

6 PH1194 TO RECEIVE AN UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

There was no update from Cllr Gallagher.

7 PH1195 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

Cllr Seabrook reported that at the last meeting of Committee it was discussed to create a monument reserve to maintain the War memorial, obelisk and the Peacehaven monument.

It was proposed by Cllr Seabrook and Seconded by Cllr Griffiths to create a reserve for the Maintenance of these structures.

All in Favour

8 PH1196 REPLACEMENT BUS SHELTER – Change of original relocation

At the Committee meeting on 12th October, it was proposed to install a new 3 bay shelter to the north of the existing 2 bay shelter, since this decision a new location has been investigated. Both locations were discussed, and Committee resolved to remain with the original proposed location and seek approval from LDC.

9 TO AGREE AND MAKE RECOMMENDATIONS ON THE FOLLOWING

Planning applications as follows:-

<p>PH1197 LW/21/0381 6 Rustic Road Peacehaven</p> <p>Case Officer Rita Burns</p>	<p>demolish existing double garage and erection of 3 bedroom bungalow</p> <p>Comments Letter of Objection from member of the public received and noted.</p> <p>It was resolved to recommend refusal for the following reasons: -</p> <ul style="list-style-type: none">• We do not consider that the proposed development accords with development plan policy DM25.• Back garden development - There will be loss of privacy and adverse impacts for immediate neighbours in respect of outlook – proposals will result in unacceptable overlooking and are too close to neighbouring boundaries.• Too close to neighbouring properties in other roads that won't have been notified.• Design does not fit in with local surroundings.• Absence of car parking facilities, unclear from the plan where cars will be parked. Exacerbate existing parking problems.• Increase of traffic & congestion. <p>We respectfully request that this proposal is refused.</p> <p>Should you be minded to grant permission we would ask that conditions are imposed to address the following and in order to manage and mitigate the impact of this proposal</p> <ul style="list-style-type: none">• Site hours limited to Monday-Friday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be
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Minutes of the Planning & Highways Committee Meeting - Tuesday 2nd November 2021

	<p>started up outside of these hours, no loud music to be played.</p> <ul style="list-style-type: none"> • Sympathetic materials to be used • Require a waste Minimisation Plan • Vehicles belonging to construction staff should not be block access for other residents and should not be parked on grass verges or at junctions. • Any damage to the grass verges during construction must be repaired by the developer.
<p>PH1198 LW/21/0778 7 Seaview Road Peacehaven</p> <p>Case Officer James Emery</p>	<p>loft conversion and erection of open-front entrance porch</p> <p>It was resolved to recommend approval.</p>
<p>PH1199 LW/21/0793 5 Piddinghoe Close Peacehaven</p> <p>Case Officer Julie Cattell</p>	<p>Loft conversion facilitated by 1no front dormer, 1no rear dormer and hip-to-gable extension</p> <p>It was resolved to recommend approval.</p>

10 The following planning applications were noted:-

<p>PH1200 TW/21/0070/TPO 3 Wendale Drive Peacehaven</p> <p>Case Officer Mr Nick Jones</p>	<p>3 Ash trees (T1,T2, T3) need crown thinning up to 30%; crown lifting up to 6ft above ground level as low branches obstruct the pavement in Telscombe Road; removal of dead branches. Work needs to be done to prevent excessive shading which prevent sufficient light penetration to plants and grass, light on the patio and in the house. Excess shading affects adjacent properties at 2 Wendale Drive and Telscombe Close</p>
<p>PH1201 TW/21/0072/TPO Land Between Firle Road And Glynn Road Firle Road Telscombe Cliffs East Sussex</p> <p>Case Officer Nick Jones</p>	<p>Prunus x 2 - Remove Ivy Groth Grey Poplar x 1 - Fell Sycamore x 2 - Remove Dead Wood Common Ash x 2 - one to be felled, one crown reduction</p> <p>Need to inform case officer at LDC that this is Peacehaven.</p>

11 The following Planning Application Decisions were noted: -

PH1202 LW/20/0800 24 Steyning Avenue, Peacehaven	Demolition of existing bungalow, erection of 3no. 3 storey dwellings comprising of 2 x semi-detached dwellings and 1 x terraced dwelling Lewes DC Refused permission Peacehaven's Planning & Highways Committee Ob-jected to this application https://padocs.lewes-eastbourne.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=20825696
PH1203 LW/21/0556 196 South Coast Road, Peacehaven, East Sussex, BN10 8JL,	Change the windows so they are 3 panel triple glazed anthracite grey, insert small slim frosted window in the West elevation dormer for the bathroom, render front walls, fascia boards anthracite grey - relating to planning approval LW/20/0445 Lewes DC Grants permission Peacehaven's Planning & Highways Committee supported this application
PH1204 LW/21/0544 12 Cornwall Avenue	demolition of rear conservatory, extension and side garage, and erection of single-storey rear and side extensions and front porch Lewes DC Grants permission Peacehaven's Planning & Highways Committee supported this application

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

No updates to the action plan.

Cllr Harris reported the damaged pathway adjacent to Howard Park. Cllr Seabrook volunteered to take pictures and report on the 'Fix my street' app.

DATE OF NEXT MEETING 23RD NOVEMBER 2021 AT 7.30 PM

There being no further business, the meeting closed at 20.01

Detailed Income & Expenditure by Budget Heading 15/11/2021

Month No: 8

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	1,100	1,100		1,100	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>2,300</u>	<u>2,300</u>	<u>0</u>	<u>2,300</u>	<u>0.0%</u>	<u>0</u>
4101 Repair/Alteration of Premises	24	1,000	976		976	2.4%	
4111 Electricity	460	1,092	632		632	42.1%	91
4171 Grounds Maintenance Costs	198	500	302		302	39.7%	
4850 Grass Cutting Contract	8,687	8,687	0		0	100.0%	
Planning & Highways :- Indirect Expenditure	<u>9,369</u>	<u>11,279</u>	<u>1,910</u>	<u>0</u>	<u>1,910</u>	<u>83.1%</u>	<u>91</u>
Net Expenditure	<u>(9,369)</u>	<u>(13,579)</u>	<u>(4,210)</u>				
6000 plus Transfer from EMR	91						
Movement to/(from) Gen Reserve	<u>(9,278)</u>						
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	9,369	13,579	4,210	0	4,210	69.0%	
Net Income over Expenditure	<u>(9,369)</u>	<u>(13,579)</u>	<u>(4,210)</u>				
plus Transfer from EMR	91						
Movement to/(from) Gen Reserve	<u>(9,278)</u>						



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10th November 2021

Cllr Keith Glazier, Leader of East Sussex County Council

Cllr Claire Dowling, Lead Member for Transport and Environment, East Sussex County Council

Dear Cllrs Glazier & Dowling

Re: Move of Peacehaven Library

Further to our recent correspondence.

Peacehaven Town Council is extremely concerned about the move of the library to smaller and inadequate premises and the fact that this is being done without proper consultation and consideration for public services.

We have the following questions concerning this matter:-

1. Why was the notification of this move of the library coincident with the press release and application for change of use at the Joff?
2. Why was there no proper consultation with the Town Council, other stakeholders, users of the library and the public in general?
3. Why is the library being moved at this time, when the freeholder has not given the six months' notice required? No formal planning application has been submitted for the redevelopment of the Meridian Centre. In any case, any new development should provide new library premises before the current site is demolished.
4. The planning application document issued by the ESCC consultants shows the library being moved to a storage area, the size of a small garage, which is totally inadequate to meet the needs of the population of Peacehaven & Telscombe Cliffs, who rely on using the current facilities for work and study, and the wellbeing of the community as a whole. Is there not a better solution that could be found?
5. Why was a firm of consultants needed to produce such a plan in the first place, and at what cost? Could this have not been done "In house" instead of going to such expense?

In conclusion, Peacehaven Town Council is clear that the library should not move from the current site, whilst the future of the Meridian Centre is unknown. The library is a key public facility and we will not accept any smaller site. Adding further decline to the area will only have a negative impact on the future plans for the Meridian Centre.

Tony Allen
Town Clerk
Peacehaven Town Council

Copy to:-

Lloyd Russell-Moyle, MP
Clerk, Telscombe Town Council
Mr Mike Gatti, Peacehaven Focus Group
Cllr Chris Collier, ESCC

I Bramber Avenue Peacehaven
LW/21/0803
Planning Application for change of status

The following comments relate to the Planning Statement from this planning application's documents, and should be read in conjunction with it

1.1: Object to the change of C2 status as it will mean the loss of 2 care homes in this road alone, which seems to conflict with Core Policy 2 para 2 "This need will include accommodation appropriate for the ageing population and disabled residents"

2.8: This is still valid.

2.11: Confirms the loss of a Nursing Home at 3 Bramber Avenue, when planning permission was given for conversion to HMO for up to 14 persons. Just 2 years later retrospective planning approval was given for 18 flats!

3.2: Where is the evidence that the "Property is no longer required to provide residential care for old persons"

3.4: What assessments were carried out and by whom.

3.6: Who identified the building as "Suitable to meet the specific and tailored needs of the intended occupants"?

3.7: No details are given to show the "Reconfiguration" that will provide a further 6 bedrooms (27 in total) There is no mention of increasing the number of showers/bathrooms or W.C's. Which appear inadequate for the initial number of residents let alone if it increases to capacity. 27 residents and 6 daytime staff plus a tailored support team referred to later.

NPPF:

How does this application count as "Sustainable economic development"?

Or in Core Strategy 4.7 "Secure development that improves the economic, social and environmental conditions of the area"?

Core Policy 2 Housing Types and Mix:

Para 4 Special Needs Housing will include nursing homes and retirement homes. Special needs including physical and learning disabilities and specific requirements of minority groups etc. This application fails to meet this criteria.

DM8:

(I) Adequate parking:

Even with the proposed additional parking spaces there will be increased on road parking for both permanent staff and a tailored support team coming and going.

DM8 (cont)

Excessive noise and disturbance:

27 extra residents plus staff and a support team will surely impact on the lives of existing residents and neighbours.

Policy Assessment

5.12: Amenities for neighbours, such as what? Please explain.

Parking and increased traffic in a cul-de-sac will be worse than the previous nursing home.

5.14: Probation Hostel - "Identified local need" How is this determined?

5.15 & 5.16: Refer to "Returning to their home community" how local are the prospective residents?

Residents are extremely concerned about this possible development, and an on line petition with over 1100 signatures against it will testify to this.

Planning Statement

1 Bramber Avenue, Peacehaven

S73 application for: relief of conditions applied to planning permissions E/68/0850 and E/71/0883 to enable use of care home for other purposes falling within Class C2 of the Town and Country Planning (Use Classes) Order

Planning Statement

1 Bramber Avenue, Peacehaven



Contents

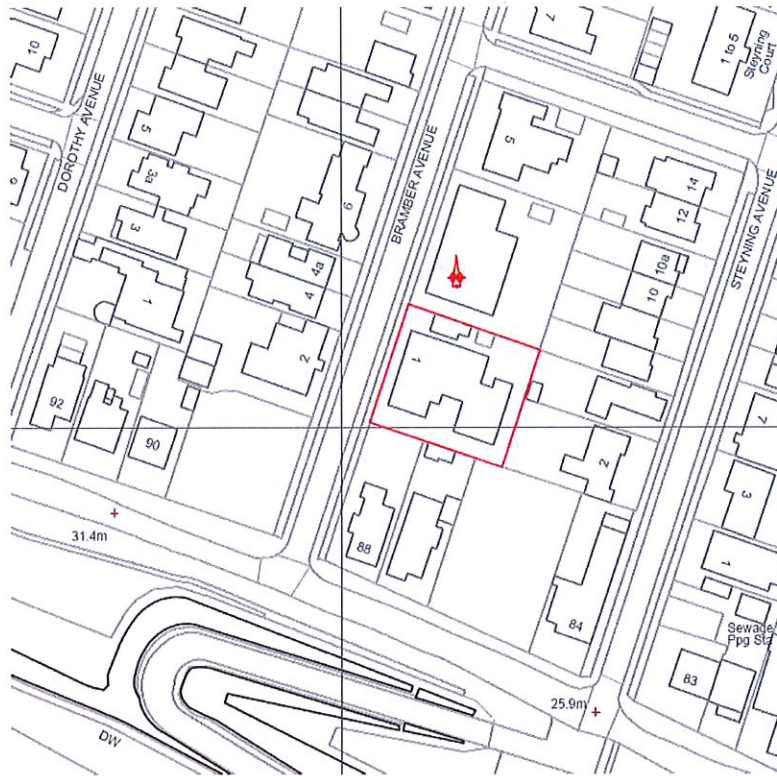
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1. Introduction

- 1.1. This statement has been prepared on behalf of Seetec Limited to support an application relating to premises located at 1 Bramber Avenue, Peacehaven, which has extent lawful use as a care home for the elderly (Class C2).
- 1.2. The application is made under S73 of the Act and seeks relief from planning conditions applied to earlier permissions that limit the use of the premises to a '*residential home for old persons*'. Relief from the conditions will thereby permit alternative Class C2 uses to occur at the site.
- 1.3. Proposals to construct a canopy porch to the façade, a dormer, and alterations to existing fenestrations and external steps to the extension are the subject of a separate planning application.

2. Site Context and Relevant Planning History

- 2.1. The application site is located on the east side of the southern section of Bramber Avenue, Peacehaven. Bramber Avenue is a short unclassified street lined with low density residential properties situated between the cliff top and South Coast Road, which is the main arterial transport route in Peacehaven.
- 2.2. At the northern end, where it connects to South Coast Road (A259), Bramber Avenue is closed off with bollards, with access for pedestrians and cyclists only. Accordingly, vehicular access to this section of Bramber Avenue is accessed via a link from the parallel road Steyning Avenue, or from the unmade road, The Promenade, which connects with the southern end of Bramber Avenue and runs adjacent to the coastal path from Roderick Avenue to the west and Mayfield Avenue to the east. The site is well-served by public transport, with stops for direct high frequency bus services to the adjacent settlements of Brighton and Newhaven within approximately 180 metres level walk. Local shops, community and outdoor recreation facilities are all within walking distance of the site.
- 2.3. The application site (shown on Drawing No. SK001 Rev C) is also shown in Figure 1 below:



2.9. This condition was reasserted in January 1972 under the planning application E/71/0883 for a two storey extension to Old People's Rest Home comprising seven bedrooms, etc. with flat over.

2.10. The relevant planning history at 1 Bramber Avenue is as follows:

DECISION DATE	APPLICATION NO.	DESCRIPTION	DECISION
28/10/68	E/68/0850	Change of Use from residential to home for old persons, internal alterations, and addition to fire escape	Permitted
26/01/72	E/71/0883	Two storey extension to Old People's Rest Home comprising seven bedrooms, etc., with flat over. Restrictive Planning Condition No 2	Permitted

2.11. A neighbouring property at 3 Bramber Avenue has been the subject of planning permissions that are relevant to the application site. The relevant planning history at 3 Bramber Avenue is as follows:

DECISION DATE	APPLICATION NO.	DESCRIPTION	DECISION
09/09/86	LW/86/1332	Section 32 Retrospective application for continued use of property as a rest home for the elderly and alterations to the building	Permitted
25/01/90	LW/89/2170	Extension to provide extra bedrooms for dual registered nursing/residential care home for owner occupation	Permitted
04/11/21	LW/17/0494	Change of use from nursing home to House in Multiple Occupancy for up to 14 persons together with a self-contained flat to be used as manager's accommodation	Permitted
11/06/20	LW/19/0857	Section 73A retrospective application for the conversion from HMO and manager's flat to 18 self-contained flats (including manager's flat)	Permitted

2.12. Planning permission was granted in 2020 at 3 Bramber Avenue for the conversion from a HMO to a facility that provides temporary, emergency accommodation for people who have become homeless. The planning officer's report that underpinned the decision to grant planning permission for this use concluded:

This facility will provide a valuable and much needed service on behalf of the council by providing temporary, emergency accommodation for people who have become homeless. It is recognised that some local residents have concerns about the impact on the area. The Management Plan, to be secured by condition will be designed to allay these concerns and to ensure a satisfactory level of accountability from the applicant. On balance, it is considered that the proposal is acceptable.

3. The Proposal

- 3.1. The conditions that were applied to planning permissions E/68/0850 and E/71/0883 currently restrict the use of the premises to a 'care home for old persons'. The reason stated on decision notice E/68/0850 for imposing the restrictive condition was: *"To enable the LPA to regulate and control the future development of the land"*.
- 3.2. The property is no longer required to provide residential care for old persons and as such it is appropriate to consider other suitable alternative uses. The first logical alternative use for the premises is some other form of care or support/training (other than old persons) also falling within the same Use Class – in this case Class C2.
- 3.3. If these alternative uses present no unacceptable impacts having regard to the provisions of the adopted Development Plan, then the conditions are unnecessary and unreasonable and should be revoked.
- 3.4. The proposal is that the property should be granted relief from the restrictive conditions. To demonstrate that relief from the conditions is appropriate, this application is supported by assessments that demonstrate that no undue conflicts with the provisions of the Development Plan would arise.
- 3.5. Relief from the conditions will enable the premises to be used, in the alternative, for Residential Institution uses including residential care homes for a wider range of people with care needs (not just elderly), hospitals, nursing homes, boarding schools, residential colleges and training centres.
- 3.6. Whilst this application is not explicitly seeking planning consent for the change of use from one C2 function to another specific C2 function, it is the case that the applicant intends that the property will initially be occupied by people in need of support and resettlement as a result of an interaction with the criminal justice system and having been deemed suitable for reintegration and rehabilitation within their home communities. The premises and the occupants will be managed by suitably qualified on-site staff, but will **not** be a secure unit as defined by sub-class C2A. The property has been identified as being suitable to meet the specific and tailored needs of its intended occupants.
- 3.7. A separate planning application has been made to provide upgrades to the building and grounds to better meet the needs of its staff and occupants. That proposal includes the creation of a disabled car parking bay and two further parking bays to the frontage of the property. In addition, new secure cycle storage to the rear of the property is proposed and a short stay Sheffield cycle hoop to the front of the property with the provision of an external electric car charger to the front of the property to encourage sustainable transport. The plans for that proposal also show that the interior of the building is intended to be reconfigured, resulting in an increase in the number of bedrooms from 21 to 27; however, permission is not required or being sought for these internal works as they do not constitute development and there are no material planning impacts arising from them.

4. Planning Policy Framework

- 4.1. Under section 38 (6) of the Planning and Compulsory Purchase Act 2004, if regard is to be given to the development plan for the purpose of any determination to be made under the planning acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. Section 38 (3) of the Planning and Compulsory Purchase Act 2004 states that the development plan consists of the Regional Spatial Strategy and the development plan documents. In this case, this is:
- Lewes District Local Plan Part 1, Joint Core Strategy 2010-2030 (2016)
 - Lewes District Local Plan Part 2, Site Allocations and Development Management Policies (2020)
- 4.2. National planning guidance and supplementary planning guidance, among other matters, are relevant material considerations.

National Planning Policy Framework

- 4.3. On 20 July 2021, the Government published a revised version of the National Planning Policy Framework (NPPF). The NPPF sets out the Government's presumption in favour of sustainable development, which provides that Local Planning Authorities (LPAs) should approve development proposals that accord with statutory plans without delay. The presumption in favour of sustainable development is a material consideration in the determination of planning applications.
- 4.4. This document also contains the core planning principles that should underpin development management, including that planning should proactively drive and support sustainable economic development and every effort should be made to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Further, it states that planning should make effective use of land, promote mixed use development and encourage multiple benefits from the use of land in urban areas.
- 4.5. Where appropriate, further relevant details of the NPPF are addressed in this statement.

Local Policy Framework

- 4.6. The current local development plan for the city comprises of the Lewes District Local Plan Part 1, Joint Core Strategy 2010-2030 (2016) and the Lewes District Local Plan Part 2, Site Allocations and Development Management Policies (2020).
- 4.7. The Core Strategy sets out the strategic policies to guide development and land use across the city until 2030. The Core Strategy states that the Council will always work proactively with applicants to find solutions, which means that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.
- 4.8. **Relevant policies for this application include:**

Policy DM1: Planning Boundary

Within the planning boundaries, as defined on the Policies Map, new **development will be permitted** provided that it is in accordance with other policies and proposals in the development plan.

Core Policy 2 – Housing Type, Mix and Density

In order to deliver sustainable, mixed and balanced communities, the local planning authority will expect housing developments (both market and affordable) to:

- (1) Provide a range of dwelling types and sizes to meet the **identified local need**, based on the best available evidence. This need will generally include 1 and 2 bedroom homes for single person households and couples with no dependents. Account will also need to be given to the existing character and housing mix of the vicinity and, where appropriate, the setting of the National Park and its Purposes and Duty.
- (2) **Provide flexible, socially inclusive and adaptable accommodation to help meet the diverse needs of the community** and the changing needs of occupants over time. This need will include accommodation appropriate for the ageing population and disabled residents.
- (3) Reflect the site context including the character of the surrounding area, site accessibility, and the size and type of dwellings needed in the locality, to achieve densities in the region of 47 to 57 dwellings per hectare for the towns and 20 to 30 dwellings per hectare for the villages. Higher or lower densities may be justified by the specific character and context of a site. Densities to be achieved on strategic sites are indicated in the capacity and development principles of each strategic allocation in this Core Strategy. Densities to be achieved on non-strategic allocated sites will be similarly identified in the development principles that accompany each site allocation in the relevant subsequent DPD.
- (4) Where appropriate, the local planning authority will identify sites and local requirements for **special needs housing** (such as for nursing homes, retirement homes, people with special needs including physical and learning disabilities, specific requirements of minority groups etc) in a Site Allocations and Development Management Policies DPD and/or the SDNPA Local Plan.

Core Policy 11 – Built and Historic Environment and High Quality Design

The local planning authority will seek to secure high quality design in all new development in order to assist in creating **sustainable places and communities**. This will be achieved by ensuring that the design of development:

- i. Respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage;
- ii. Within the South Downs National Park is in accordance with the National Park purposes and outside the SDNP has regard to the setting of the National Park and its purposes;
- iii. Adequately addresses the need to reduce resource and energy consumption;
- iv. Responds sympathetically to the site and its local context and is **well integrated in terms of access and functionality with the surrounding area**;
- v. **Is adaptable, safe and accessible to all and, in relation to housing development, is capable of adapting to changing lifestyles and needs**;
- vi. **Incorporates measures to reduce opportunities for crime or antisocial behaviour**, including the provision of active ground floor frontages in town, district and local centres to assist with the informal surveillance of the public realm;
- vii. Makes efficient and effective use of land, avoiding the creation of public space which has no identified use or function;

- viii. *Provides a satisfactory environment for existing and future occupants including, in relation to housing development, adequate provision for daylight, sunlight, privacy, private outdoor space and/or communal amenity areas;*
- ix. *Minimises flood risk in accordance with Core Policy 12.*

Policy DM8: Residential Sub-Divisions and Shared Housing

Within the planning boundaries, as defined on the Policies Map, proposals for the sub-division of existing dwellings to flats or the conversion of existing dwellings to houses of multiple occupation or other forms of shared housing will be permitted where the following criteria are met:

- (1) there is adequate provision for car parking, private amenity space for residents, and storage for bicycles and recycling/refuse containers;*
- (2) the proposal would not result in unacceptable harm to the amenities of neighbouring residential properties through loss of privacy or daylight or levels of activity that give rise to excessive noise or disturbance;*
- (3) there would be no adverse impact on the character of the immediate 75 locality through the cumulative impact of physical alterations or extensions to the original dwelling or other structures;*

Policy DM25: Design

Development which contributes towards local character and distinctiveness through high quality design will be permitted where the following criteria are met:

- (1) Its siting, layout, density, orientation and landscape treatment respond sympathetically to the characteristics of the development site, its 97 relationship with its immediate surroundings and, where appropriate, views into, over or out of the site;*
- (2) its scale, form, height, massing, and proportions are compatible with existing buildings, building lines, roofscapes and skylines;*
- (3) it incorporates high quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that will contribute positively to the character of the area;*
- (4) existing individual trees or tree groups that contribute positively to the area are retained;*
- (5) adequate consideration has been given to the spaces between and around buildings to ensure that they are appropriate to their function, character, capacity and local climatic conditions;*
- (6) any car parking or other servicing areas are appropriate to the context and sensitively located and designed so as not to dominate the public realm;*
- (7) there will be no unacceptable adverse impact on the amenities of neighbouring properties in terms of privacy, outlook, daylight, sunlight, noise, odour, light intrusion, or activity levels;*
- (8) major developments will promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features;*
- (9) residential developments of 10 or more dwellings should demonstrate how the 'Building for Life 12' criteria have been taken into account and would be delivered by the development. Development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions will not be permitted.*

Core Policy 13 – Sustainable Travel

The local planning authority will promote and support development that encourages travel by walking, cycling and public transport, and reduces the proportion of journeys made by car, in order to help achieve a rebalancing of transport in favour of sustainable modes by:

- (1) Ensuring that new development is located in **sustainable locations with good access** to schools, shops, jobs and other key services by walking, cycling and public transport in order to **reduce the need to travel by car** (unless there is an overriding need for the development in a less accessible location).*
- (2) Ensuring that the design and layout of new development **prioritises the needs of pedestrians, cyclists and users of public transport** over ease of access by the motorist.*
- (3) Ensuring that new residential developments are designed to achieve speeds of 20 mph or less.*
- (4) Ensuring that new development minimises the need to travel and incorporates appropriate measures to mitigate for any transport impacts which may arise from that development.*
- (5) Requiring new development to provide for an **appropriate level of cycle and car parking** in accordance with parking guidance approved by the local planning authority.*
- (6) Requiring development which generates a significant demand for travel, and/or is likely to have other transport implications to:*
 - i. Be supported by a Transport Assessment/Transport Statement and sustainable Travel Plan, where appropriate; 126*
 - ii. Contribute to improved sustainable transport infrastructure, including the provision of safe and reliable sustainable transport modes; and*
 - iii. Provide facilities and measures to support sustainable travel modes. The local planning authority will work with East Sussex County Council and other relevant agencies to encourage and support measures that promote improved accessibility, create safer roads, reduce the environmental impact of traffic movements, enhance the pedestrian environment, or facilitate highway improvements.*

In particular, the local planning authority will:

- a. Support the expansion and improvement of public transport services, particularly those providing links between the rural and urban areas;*
- b. Encourage improvements to existing rail services, new or enhanced connections or interchanges between bus and rail services, and improvements to the quality and quantity of car and cycle parking at railway stations; and*
- c. Support the development of a network of high quality walking and cycling routes throughout the district.*

Policy DM26: Refuse and Recycling

*Accessible, well-designed and easy to use **waste and recycling facilities** will be needed in new developments to help the Council meet its recycling targets. Refuse and recycling storage and collection facilities should be considered at the beginning of the design process in new development to ensure that:*

- Adequate refuse and recycling facilities are provided to serve the development.*
- Storage of wheelie bins, communal waste bins and refuse sacks do not detract from the street-scene, obstruct access or detract from residential amenity.*
- There is convenient access, both for occupiers of the properties and for the collection vehicles and workers.*

4.9. The above policies are discussed in context in the following section.

5. Planning Considerations

- 5.1. As stated above, the proposal is simply that the premises should be released from onerous and unnecessary conditions that prevent use of the property for other purposes falling within Class C2 of the Town and Country Planning (Use Classes) Order as is intended by that Order.
- 5.2. The main consideration in the determination of the application is therefore whether the conditions, and the associated restrictions, continue to serve a planning purpose in compliance with national planning policy and guidance.

Use of Conditions

- 5.3. The reason stated on decision notice E/68/0850 for imposing the restrictive condition was: "To enable the LPA to regulate and control the future development of the land."

- 5.4. Planning Practice Guidance states that:

"When used properly, conditions can enhance the quality of development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects. The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable. It is important to ensure that conditions are tailored to tackle specific problems, rather than standardised or used to impose broad unnecessary controls." (Paragraph: 001 Reference ID: 21a-001-20140306 - Revision date: 06 03 2014)

- 5.5. Paragraph 55 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy the following tests:

- necessary;
- relevant to planning;
- relevant to the development to be permitted;
- enforceable;
- precise; and
- reasonable in all other respects.

- 5.6. These are referred to in this guidance as the 6 tests, and each of them need to be satisfied for each condition which an authority intends to apply or, in this case, retain.

- 5.7. In addition, the PPG makes clear that Conditions restricting the future use of permitted development rights or changes of use may not pass the test of reasonableness or necessity. The scope of such conditions needs to be precisely defined, by reference to the relevant provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015, so that it is clear exactly which rights have been limited or withdrawn. (Paragraph: 017 Reference ID: 21a-017-20190723 - Revision date: 23 07 2019)

- 5.8. The reason for the Council imposing the controls, in 1968 and 1971 respectively, was stated to be simply to be able to exercise broad control. That approach is clearly no longer consistent with national planning policy and practice, and no longer provides justification for the retention of the onerous control.
- 5.9. The assessment of the reasonableness and necessity for the retention of the conditions should therefore focus on material planning considerations rather than the ability of the planning authority to exercise control in conflict with the provisions of legislation.
- 5.10. For the retention of the condition to be deemed reasonable, it is necessary to make an analysis of the planning impacts of alternative uses falling with Class C2 and whether these present planning challenges that need to be subject to this degree of control. Such an assessment must be set in the context of material planning considerations – being those set out in national and local planning policy.
- 5.11. The proposal to use the premises for an alternative Class C2 use is considered against the provisions of national and local planning policy below.

Policy Assessment

- 5.12. The following key planning considerations associated with the proposal have been assessed within this submission:
- Principle of Development
 - Amenities for Occupants
 - Amenities for Neighbours
 - Parking and Traffic
 - Refuse Management

Principle

- 5.13. The site is located within the planning boundary; accordingly, the proposal is consistent with policy DM1 (settlement boundary).
- 5.14. The use of the premises for alternative uses falling within Class C2, including as a Probation Hostel, would provide an additional valuable housing resource for which there is a need in this community by the provision of good quality, safe and well located temporary accommodation for people in need of specialist housing and support. Thus the proposal meets the broad objectives of Policy CP2 which seeks to deliver “sustainable, mixed, balanced communities”....“Providing a range of dwelling types and sizes to meet the identified local need”.
- 5.15. In their most recent annual report ^[1], local agencies responsible for management of people returning from custody to their home communities, report “worrying” problems securing appropriate housing in the community for people leaving custody, which worsens year on year. Demand is high and they say the lack of housing poses “serious challenges” to effectively managing people.

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/956479/Sussex_Annual_Report_2019-2020.pdf

- 5.16. For context, the national police lead for this area, chief constable Michelle Skeer, has said ^[2] that centres like the one proposed keep the public safer by providing support and supervision that prevents reoffending. Alternatives include accommodation miles away from home communities or unsupervised in local B&Bs.
- 5.17. The provision of specialist managed accommodation for ex-offenders within the community is a necessary facet of making provision for all housing needs. It is consistent planning policy geared towards making such provision within existing settlements. There are no uses falling within Class C2 that would not, as a matter of principle, be suitable for the application site.

Amenities for Future Occupants

- 5.18. The site has an established Class C2 use for adult 'old' residents. Most recently it was occupied by older people with acute care needs who would not have been expected to leave the premises on a regular basis and were therefore dependent upon the quality of the internal and external spaces to meet their individual needs.
- 5.19. The existing standard of accommodation within and outside of the premises is considered to be equally fit for purpose both for the authorised use by old people with acute care needs and any other anticipated Class C2 occupiers.
- 5.20. As such, the restrictive planning conditions serve no identifiable material purpose in terms of seeking to retain occupation of the premises and its facilities only by people defined as 'old'.
- 5.21. For the purposes of comparison, the intended alternative Class C2 use of the premises is for supported and supervised occupation by adults who, unlike the authorised residents, will be likely to have greater mobility; thereby being able to move around the premises and garden and outward to nearby recreation facilities and open spaces. They are unlikely to remain in the property at all times, travelling instead to training and/or employment appointments. Thereby, the necessity for the premises to meet all of their recreational needs is less than is the case for the authorised care home for old people.
- 5.22. Accordingly, there can be no suggestion that the conditions are justified because of any deficiency in the quality or extent of the internal or external facilities to meet the needs of any specific alternative Class C2 user.

Refurbishment

- 5.23. Notwithstanding the above, and whilst not a feature of this planning application, it is the intention of the applicant that the premises should be refurbished to a high standard once the restrictions on occupancy have been lifted. The property is currently vacant, falling into disrepair and is becoming a magnet for anti-social behaviour. The proposed development will be of a high standard with all rooms fully re-decorated and furnished and the garden areas remodelled to create attractive and interesting spaces. Residents will receive proactive supervision and tailored support from an experienced team of specialists. Whilst there are no adopted design standards for internal or external spaces for a Class C2 use, the premises will provide an attractive and supportive living environment for the intended residents.

² <https://www.gov.uk/government/news/public-safety-boost-with-more-secure-accommodation-for-prison-leavers>

Amenities for Neighbours

- 5.24. The immediate locality has a quiet suburban character notwithstanding it being a relatively narrow band of suburban scale development set between the busy A259 South Coast Road and the cliffs giving way to the English Channel. The make-up of development in the immediate vicinity of the site, is mainly suburban scale homes, along with the adjacent property at 3 Bramber Avenue which is in use as a House in Multiple Occupation as set out in the Planning History section of this statement. Residents in the area will rationally expect the planning system to protect them from uses of land that could cause significant disturbance or pose a significant risk to health and well-being.
- 5.25. The removal of the restriction imposed by the conditions will enable the premises to be occupied for purposes falling within Class C2 of the Use Classes Order. All C2 uses are 'residential' and, by definition, compatible with the character and environment of an established residential area. There should therefore be no grounds to argue that the retention of the restrictions is warranted in the interests of neighbourhood amenity.
- 5.26. Having regard to the issue of **noise**, whilst it may be argued that 'old' residents may by nature be less likely to generate noise than younger more mobile residents, perhaps from associated coming and goings or entertainment preferences, the surrounding homes are subject to no such age or noise restriction and, accordingly, there is no reason to believe that the retention of an older populous of residents is necessary to secure or retain an acceptable noise environment at the site. Indeed, like the authorised use, all C2 uses are managed uses and, accordingly, the any potential for disturbance can be readily addressed by on-site management. In the case of the intended use, occupants will be under proactive supervision by suitably qualified permanent staff and be expected to follow strict rules including nightly curfews, so there are no grounds to consider that the material planning issue of noise generation will be materially changed by releasing the occupancy restriction as proposed.
- 5.27. Having regard to **safety** and **well-being**, it is again pertinent to note that all C2 uses are by definition considered to be suitable for a residential environment. Whilst this application is not explicitly seeking authorisation to use the premises as supported accommodation for people leaving custody and returning to their home communities, it is pertinent to acknowledge that such residents will have been explicitly judged to be suitable for release into a managed residential environment within the community; and that the management of the premises would have to be specifically arranged to ensure that the occupants behave in a way that is compatible with being re-integrated into society, including observing nightly curfews and mandatory drug testing.
- 5.28. Accordingly, there are no grounds to consider that the limitation of the Class C2 use to being care for old people is justified having regard to the relationship of the premises with the neighbouring community.

Refurbishment

- 5.29. Whilst proposals for modifications to the premises are the subject of a separate application and thus not before the Council for the assessment of this application, the applicant intends to include new broadleaf evergreen planting to the boundaries and other interventions to improve privacy to neighbouring properties, as well as the visual quality of the property. Thus, the effect of the use of the premises for other kinds of Class C2 use will not materially change the existing levels of privacy enjoyed by neighbouring residents.

Car/Cycle Parking

- 5.30. The site currently provides one off-street car parking space and no formal bike storage/parking for residents or staff. The parking demand calculable for the established use exceeds the level of on-site provision and relies, therefore, in staff parking cars on the street within the neighbourhood.
- 5.31. The reason why the Council, in 1968 and again in 1971, sought to limit the extent of the Class C2 use is not seemingly related to car parking. However, in making this application, the applicant has considered and sought to demonstrate that an alternative form of Class C2 use should not be expected to result in any adverse impacts arising from a substantive change in car parking demand. For example, the quantum of trips generated by staff and visitors from any other form of residential care is not likely to differ substantially from that for a care home specialising in older people.
- 5.32. As disclosed above, the intended Class C2 occupants for the premises are people who have recently been released from custody and who are returning to their home communities. The applicant has commissioned an assessment of the relative car parking demand of the established use, and this discrete proposed use, to inform this application. The assessment is enclosed with this application and concludes that the proposed use could be expected to result in a material **reduction in car parking demand** at the site. Accordingly, on the basis of the evidence available, there are no grounds to believe that granting relief from the conditions that limit the occupation of the building to older people, will result in any material increase in parking demand and/or any associated negative impacts.

Refurbishment

- 5.33. Whilst this application is concerned solely with the restrictions on the use, and thus revisions to the property are the subject of a separate planning application, it is the applicant's intention that the car and cycle parking arrangements at the site will be rationalised and enhanced. This will include provision of three off-street car parking spaces for use by staff and a purpose built secure bike store for use by staff and residents.
- 5.34. Six employees will be at the property during the day time, reducing to two at night. It is considered around two-thirds staff would drive with others cycling or use public transport. The parking facilities would therefore be able to accommodate this number of vehicles.
- 5.35. Whilst not offered in support of this application, this would constitute a betterment in the management of car parking demand at the site, consistent with the ambitions and requirements of the Development Plan.

Refuse Management

- 5.36. The proposal to remove the restriction that the property should only be used to care for old persons will not result in any material or demonstrable increase in refuse / recycling material that would justify the restriction remaining in place. Accordingly, the proposal is in no conflict with the provisions of the Development Plan.

Refurbishment

- 5.37. Whilst the subject of a separate planning application, the applicant intends to construct a bespoke and more attractive refuse storage solution as part of the proposed re-use of the premises. The approval of this application will realise the investment required to upgrade the existing substandard refuse arrangements at the site.

6. Summary and Conclusions

- 6.1. This application is made because the premises at 1 Bramber Avenue are subject to onerous and unwarranted restrictions that prevent the re-use of a vacant care home for 'old persons' (Class C2) for other beneficial uses also falling within Class C2.
- 6.2. The statement and the supporting evidence demonstrates that there are no material planning grounds that justify the ongoing retention of this onerous restriction – whether in relation to the principle of Class C2 in this location, the provisions for future occupants, the impacts on the neighbouring community, or in terms of car parking and refuse demand and provisions.
- 6.3. The statement demonstrates that the immediate intention to re-use the premises to provide a home, with associated care and support, for people recently released into their home community from detention (Class C2) should be considered to be compatible with the planning policies in force in this location. The site is within a sustainable and accessible location within a settlement boundary, and will provide for specialist housing needs to assist the reintegration of occupants into their community in a managed way that should present no increased significant risk to the safety, well-being or convenience of future residents or neighbours.
- 6.4. The NPPF sets out the Government's presumption in favour of sustainable development, which provides that Local Planning Authorities (LPAs) should approve development proposals that accord with statutory plans without delay. The presumption in favour of sustainable development is a material consideration in the determination of planning applications.
- 6.5. This planning statement has demonstrated how the proposed development is fully in accordance with relevant policy and material considerations contained within local adopted policy. As such, there are no material considerations that indicate that the proposed development should not be approved.



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CASE NUMBER	MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	UPDATE
1	03/09/2019	PUBLIC RIGHTS OF WAY WORKING GROUP - CONCRETE PATH LOWER HODDERN FARM TO CENTENARY PARK	<p>Clr Griffiths requested help from other councillors filling in evidence forms (extend of usage prior to 2005)</p> <p>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.</p> <p>* still waiting for Eric Ware to visit. 9/7/21</p>	<p>Clr Griffiths - ongoing</p>	<p>Clr Griffiths noted that ESCC Officers had been asked for a simpler way of filling in evidence forms relating to the Hoddern Farm to Centenary Park footpath 24/9/21</p>
2	04/01/2021	6 lampposts			<p>Email from Eric Ware 27/8 - I will look into getting the lantern spec for the various locations confirmed and then ask the commercial team to give me a price to supply and install, please be aware that my colleague who would advise on the lantern spec is on holiday for a couple of weeks but I will get a response to you as soon as possible.</p> <p>3/11 update from Eric Ware - As part of our current process for assessing Highway lighting improvements and to make sure we provide the appropriate guidance on what is required. We need initially to undertake a risk assessment of the locations taking into account the type of road, type and volume of traffic, areas of conflict such as crossing points. Once we have this it can be passed to the lighting engineer for review and comment. I am dealing with a bit of a backlog and will start the process as soon as possible.</p> <p>5/10 still no updates admin officer has followed up. follow up sent 25/10</p>
4	25/08/2021	replacement bus shelter at sutton Ave	<p>to decide on expanding the current hard stand or installing a new 3 bay hardstand further down.</p>	<p>admin officer</p>	<p>01/10/21 Further quotes have been obtained by the Admin Officer, to include installation of a hard stand to accommodate a 3 bay shelter further along or to extend the existing. Quotes will be reported to P&H 12th Oct.</p> <p>* email also sent to LDC to understand the procedure if it is decided to relocate the bus shelter.</p> <p>* Admin officer still trying to locate team at LDC for permission 17/11</p>
5	25/08/2021	installation of bollards on the coast road	<p>to apply for approval for Bollard installation and apply for consent to make an excavation in the street.</p>	<p>admin officer</p>	<p>5/10 Admin Officer is in the process of completing applications for installation and request for S171 excavation Licence to ESCC.</p> <p>Applications sent to ESCC 15/10</p> <p>16/11 Admin officer has chased up with escs as been advised to still contact escs highways even though its not on the highway and its been confirmed by LDC land its their land, but nobody knows which dept to contact for permission.</p>

