



PEACEHAVEN TOWN COUNCIL

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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 1st February 2022

Present; Cllr A Milliner (Chair), Cllr D Seabrook (Vice Chair), Cllr R White, Cllr S Griffiths.

Officers; A Allen, Town Clerk.

Public; Mr M Gatti & Mr V Carrick, Peacehaven Focus Group.

1 PH1249 CHAIR ANNOUNCEMENTS

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

2 PH1250 PUBLIC QUESTIONS

Members of PFG asked to make a report at Item 10. In the Agenda.

3 PH1251 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies received from Cllr I Sharkey, Cllr G Hill, Cllr D Paul, Cllr J Harris, Cllr A Goble, Cllr C Gallagher & Admin. Officer V Onis.

4 PH1252 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr R White re. Item 9, as a Partner of the Meridian Surgery.

5 PH1253 TO ADOPT THE MINUTES FROM THE 14th DECEMBER 2021

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

6 PH1254 TO RECEIVE AN UPDATE FROM THE STEERING GROUP FOR THE NDP

Cllr White and the Clerk reported on arrangements for the consultation on the Draft Neighbourhood Development Plan, which commenced on the 1st February 2022.

7 PH1255 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The report was received and noted. There were no matters arising.

8 PH1256 TO DISCUSS THE WILDLIFE VERGE SCHEME

After discussion it was resolved to notify agreement to this proposal, subject to a management plan/long-term commitment remaining in place to ensure that this area is properly maintained as a wildlife verge.

9 PH1257 TO DISCUSS AND MAKE RECOMMENDATIONS ON THE PROPOSED CLOSURE OF PART OF RODERICK AVENUE

After discussion it was resolved to notify agreement to this proposal, subject to access for people with disabilities and the emergency service remaining.

[It was resolved to suspend Standing Orders to allow public participation in this item].

10 PH1258 TO DISCUSS CHALKERS RISE DRAINAGE BASIN

The following main points were noted in discussion with the two PFG members present:-

- Schedules 7&8 of the S.106 Agreement are not being adhered to by the developer.
- The large infiltration pond creates a safety hazard with steep sides and varying water levels.
- The Phase 3B plans remove the agreed fencing from around this pond.

It was resolved to write to Leigh Palmer, LDC, and to seek Cllr Colliers support, to ensure that meetings with the developer are maintained; to fully address the above concerns and to get LDC to enforce the developer's obligations in all areas.

[It was resolved to restore Standing Orders].

11 PLANNING APPLICATION DECISIONS AS FOLLOWS:-

<p>PH1259 LW/ LW/21/0941 34 Gladys Avenue Peacehaven</p> <p>Recommendation made by the Town Clerk under delegated powers.</p>	<p><i>Single storey front extension, removal of existing single storey rear extension and replacement single storey rear extension and alterations to roof to create new first floor within roof space including rear dormer, no.3 east facing roof lights, and no2. west facing Juliette balconies</i></p> <p>It was resolved to ratify the Town Clerk's recommendation for <u>REFUSAL</u> of this application, for the following reasons:-</p> <p>All of the dwellings in this road are single storey bungalows. A few have loft extensions with windows on the front elevation. What is proposed is a significant change to the front elevation which will be out of character with the rest of this street. The extension is changing it from a two-bedroom modest bungalow to a five bedroom house.</p> <ul style="list-style-type: none">• Out of keeping with street scene/over development.• Absence of car parking facilities -provision for pedestrians, wheelchairs and prams• Increase of traffic & congestion• Exacerbate existing parking problems• Parking & Highway safety
<p>PH1260 LW/21/0908 15 Vernon Avenue Peacehaven</p> <p>Recommendation made by the Town Clerk under delegated powers.</p>	<p><i>Conversion of existing residential dwelling house into 2no. flats</i></p> <p>It was resolved to ratify the Town Clerk's recommendation for <u>APPROVAL</u> of this application.</p> <p>There are no online objections to this application and no planning reasons to object.</p> <ul style="list-style-type: none">• Overall footprint is no different to either side• The roof conversion is similar to houses either side• The front garden provides parking and bin storage.

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<p>PH1261 LW/21/0975 24 Steyning Avenue Peacehaven</p>	<p><i>Demolition of bungalow and erection of 2no 2 storey semi-detached and 1no 3 storey terraced dwellinghouses</i></p> <p>It was resolved to recommend REFUSAL for the following reasons:-</p> <ul style="list-style-type: none"> • Inadequate local infrastructure - including A259, surgeries, school • Density of layout & over development - too large for plot • Absence of car parking facilities - provision for pedestrians, wheelchairs and prams • Increase of traffic & congestion - is there an alternative • Exacerbate existing parking problems
<p>PH1262 LW/21/0722 16 - 28 Cripps Avenue Peacehaven</p>	<p><i>Variation to Condition 1 (approved plans) attached to planning permission LW/19/0398 to allow for revised flat block design, alterations to layout to allow development to merge with neighbouring approved development and amended dwelling design</i></p> <p>It was resolved to recommend APPROVAL</p>

12 THE FOLLOWING PLANNING APPLICATIONS WERE NOTED:-

<p>PH1264 TW/21/0084/TPO 2 Wendale Drive Peacehaven</p> <p>Case Officer Nick Jones</p> <p>https://padocs.lewes-east-bourne.gov.uk/planning/planning-documents?ref_no=TW/21/0084/TPO</p>	<p>Tree Work Application – Tree Preservation Order No.1 (1986) Proposal:</p> <p>T1 - Sycamore - Crown reducing & thinning up to 30% including trimming of lower branches</p> <p>T2 - Ash Tree - Crown reducing & thinning up to 30% including trimming of lower branches</p> <p>T3- Sycamore - Crown reducing & thinning up to 30% including trimming of lower branches</p> <p>T4 - Cherry Tree - Crown reducing & thinning up to 30% including trimming of lower branches</p> <p>T5 - Ash Tree - Crown reducing & thinning up to 30% including trimming of lower branches</p> <p>T6 - Ash Tree - Crown reducing & thinning up to 30% including trimming of lower branches</p> <p>Reasons for the Works: Ongoing cyclical maintenance</p> <p>Consideration: Having undertaken an inspection of the trees the works as proposed are considered to accord with sound arboricultural practice and are acceptable subject to the conditions outlined below.</p> <p>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 13/11/2021, the Council HEREBY CONSENT to the following specified works at 2 Wendale Drive</p>
<p>PH1265 LW/22/0038 121 Hoddern Avenue Peacehaven</p> <p>Case Officer James Emery</p>	<p>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 4.00m total length, 2.70m eaves height and 2.77m total height.</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/22/0038</p>

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PH1266 LW/21/0997 139 South Coast Road Peacehaven Case Officer Julie Cattell	Variation of Condition 4 (Drainage details) in relation to approval LW/20/0616 139 South Coast Road Peacehaven East Sussex BN10 8NL https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/21/0997
PH1267 LW/21/0924 143 South Coast Road Peacehaven Case Officer Julie Cattell	Variation of Condition 1 (Plans) and Removal of Conditions 3 (Above Ordnance Datum), 4 (Details of Positions, Design, Materials and Type of Boundary treatment) and 9 (Details of Windows) in relation to approval LW/17/1068 https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/21/0924
PH1268 LW/21/0956 39 Steyning Avenue Peacehaven Case Officers 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 7.00m total length, 2.90m eaves height and 2.90m total height https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/21/0956
PH1269 LW/21/0980/CD The Sussex Coaster 80 - 82 South Coast Road Peacehaven Case worker Rita Burns	Approval of Conditions 2 (External Materials), 4 (Boundary Treatment), 10 (Cycle Parking), 12 (Landscaping), 19 (EV Charging) and 20 (Sustainability) relating to application https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/21/0980/CD

11 TO NOTE the following Planning Application Decisions:-

PH1270 LW/21/0892 11 Piddinghoe Avenue, Peacehaven	Lewes DC Grants permission Peacehaven's Planning & Highways Committee supported this application
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12 PH1271 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

1. Public rights of way working group - concrete path Lower Hoddern Farm to Centenary Park – Town Clerk to make contact with Barratts.
2. Outside Lighting - Cllr Seabrook reported on a meeting held with Eric Ware, ESCC, on the 1st February 2022.
5. Installation of bollards on the A259 - It was noted that the bollards are being installed on the 7th February 2022. Questioned whether businesses affected had been informed.

Refurbishment of the War Memorial to be added to the Action Plan.

DATE OF NEXT MEETING 8TH MARCH 2022

There being no further business, the meeting closed at 20:32

15:42 Detailed Income & Expenditure by Budget Heading 28/02/2022

Month No: 11 Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
200 Planning & Highways							
4851 Noticeboards	0	1,100	1,100		1,100	0.0%	
4852 Monument & War Memorial	70	600	530		530	11.7%	(530)
4853 Street Furniture	0	600	600		600	0.0%	
Planning & Highways :- Direct Expenditure	70	2,300	2,230	0	2,230	3.0%	(530)
4101 Repair/Alteration of Premises	5,239	1,000	(4,239)		(4,239)	523.9%	5,215
4111 Electricity	617	1,092	475		475	56.5%	91
4171 Grounds Maintenance Costs	1,118	500	(618)		(618)	223.6%	920
4850 Grass Cutting Contract	8,687	8,687	0		0	100.0%	
Planning & Highways :- Indirect Expenditure	15,661	11,279	(4,382)	0	(4,382)	138.8%	6,225
Net Expenditure	(15,731)	(13,579)	2,152				
6000 plus Transfer from EMR	5,695						
Movement to/(from) Gen Reserve	(10,036)						
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	15,731	13,579	(2,152)	0	(2,152)	115.8%	
Net Income over Expenditure	(15,731)	(13,579)	2,152				
plus Transfer from EMR	5,695						
Movement to/(from) Gen Reserve	(10,036)						

DRAFT Notes from the Public Safety Working party
held online on Thursday 17th February at 9:30am

Present: David Seabrook, Gloria Hill, Lucy Symonds, Lynda Duhigg,

Apologies:

1. Appointment of a Chair

Cllr Lucy Symonds was elected to be the chair of this meeting.

2. Terms of Reference

- a) To identify road safety and other safety issues in the tow.
- b) To work with partner organisations to keep everyone safe.
- c) To make recommendations to appropriate Committees of Council.
- d) Meetings will be held 6 weeks.
- e) The working party will report to Planning & Highways and Leisure and Amenities Committee.
- f) The working party will involve other members of the public.

Members of the public to be invited.

3. Road Surface Issues

Roderick Avenue has been partially resurfaced on the west side of the road near Annex stores.

Slow Sign outside the Annexe have been repainted.

A third slow sign to be reported to be reported. (LS)

Hoyle Road pothole repair, drain cover has been resurfaced, this is the responsibility of Southern Water. Sunken pavement outside the Good Companions has been referred BT Openreach. Need contact details to chase up repairs.

Canyon on the South Coast Road does not meet criteria for a repair to be carried out despite being highly dangerous now to cyclists. Report again (DS) and then contact County Councillors.

Website and Social Media posts to be used to advertise how to report different issues. Discuss with Marketing officer.

4. Signage

Cllr Symonds will be discussing speed signage around schools including Meridian School and will discuss with Road Safety Steward Ian Johnson. Parking issues also need to be addressed. Schools do not get involved in monitoring issues due to abuse from parents. To be discussed with PSCO Ryan Pritchard at next Council meeting when they will be attending.

SID (Speed Indicator Display) sign near the Joff has been repaired and now operational. Steve O'Connell will be delivering a monthly online session on speed issues and signage.

A mobile SID to be discussed with Telscombe Town Council as a shared device.

5. Community Speed Watch

Speedwatch needs more people to be involved for it to continue. Interested parties can register online on the speedwatch website <https://communityspeedwatch.org>. An online training course needs to be completed before onsite training takes place. Lynda would like to join speedwatch. Could a collective initial training session be organised with tea and biscuits? Discuss with Steve O'Connell. Date to be agreed. Could leaflets be distributed? Thursday Morning stall at market? Thursday 31st March? Discuss with Wendy.

Additional speed watch sites have been identified in Sutton Avenue and Roderick Avenue and need risk assessing by Steve O'Connell.

Speed Watch sessions to be organised after clocks go forward at end of March (DS)

New email address created by Sussex Police for Councils to report speeding issues. All issues to be routed via Cllr Symonds.

6. 20 mph Zones

Proposal for a 20mph zone along Arundel Road was discussed. This would require around 20 double sided speed limit zones, consultation with residents, approval from ESCC and Sussex Police etc. Prices for signs are being obtained. How effective are these zones? Roderick Avenue near the school has an existing 20mph.

7. Bollards

Bollards installed outside Greggs and Subway has been successful in achieving the aims of preventing pavement parking and improved visibility from Bolney Avenue. Generally, a good reaction from residents.

8. e-Scooters

Lewes District Association of Local Councils will be writing to Sussex Police about enforcing legislation concerning illegal use of e-scooters on road and pavements. It is impossible to report them on operation crackdown as it requires a registration number. It should be reported as anti social behaviour.

9. Street Lighting

Meeting held with Eric Ware, lighting supervisor as ESCC. A consultation was completed around the Dark Skies Policy which means lights are switched later in the night. A map of the area with lighting schedules has been requested from ESCC and compared with Crime figures. Recommendation can then be made.

Lighting along the footpath at the Coop has been reported to the managing agents several times, no action has been taken so far. Can the Council write to the managing agents? Photos or video needed.

10. CCTV

Reports are going to next Leisure and Amenities meeting on 22nd February. A CIL bd has been submitted for an upgrade to CCTV at the Café and Bowls area in Centenary Park, cost about £9,000 plus installation. Could be funded through our own CIL money. Omniflow unit report is going to LAE meeting for the skate park. This will require an electricity supply, further investigation needed.

11. AOB

No other business

12. Date of the Next Meeting

Monday 29th March at 9:00am on zoom

Do not scale - If in doubt, ask.
This drawing is to be used in conjunction with all other relevant drawings and specifications.
It is the responsibility of the client to ensure that the information contained herein is accurate and up-to-date.
Any discrepancy shall be reported to the contract administrator prior to construction and erection, and employed to manufacturers, stock, load recommendation.
The information contained within this drawing is the property of the issuing company. It may not be reproduced, stored, or transmitted in any form or by any means, without prior written consent from the issuing company.

A1

Original Sheet Size

Rev.	Date	Notes	Initials
P1	15.07.21	Issued for final consultation to Cripps Park & Education	CA
P2	21.01.22	Revised drawings	JM
P3	31.01.22	Revised Site Boundary	JM



CDM Regulations
Construction
It is considered that the proposed works are within the scope of a competent contractor and as such no unusual hazards have been identified, with the exception of the following:
- 0 / 8
Lifetime / Usage
The building has no exceptional structural features that may affect the safety of potential users, with the exception of the following:
- 0 / 8
FIA Name: P9- BMH - LP - XX - DR - 0002 - P3

BOUQUET MODERN
Boutique Modern Ltd.
Unit 3/2
Northwest Industrial Park,
Milton Road, LINDSEY
01273 91078

INFORMATION			
Project	Originator	Region	Level
P94	BMH	MP	XX
Type	Title	Drawing Number	Revision
DR	A	0002	P3

Cripps Avenue

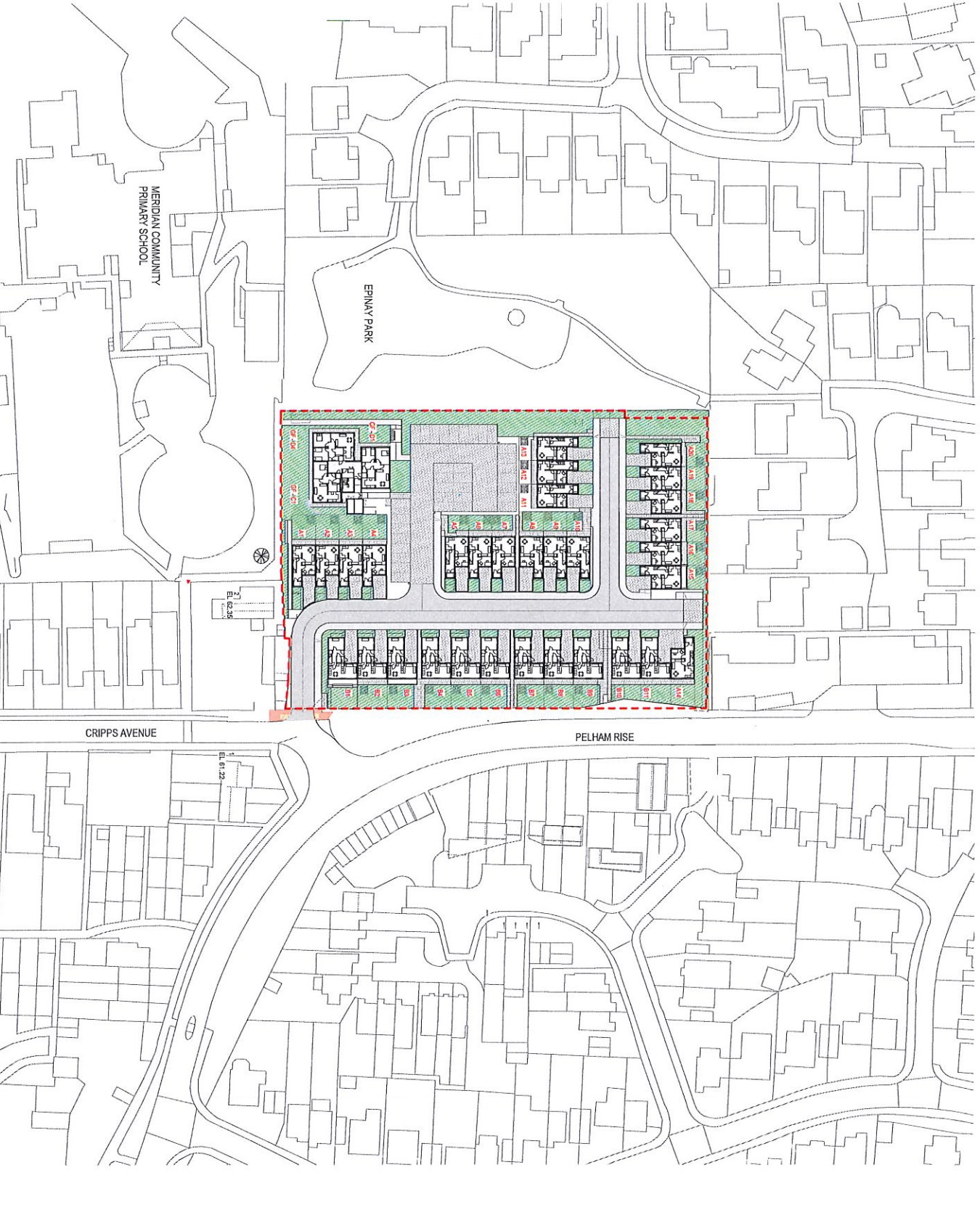
Site Location Plan

Scale
1 : 500

Drawn by
JM

Project Manager
CA

Creation Date
18.11.21



Location Plan
1 : 500

Planning & Highways Committee -
Action Plan

updated 3/3/22

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	Cllr Griffiths requested help from other councillors filling in evidence forms (extend of usage prior to 2005)	Cllr Griffiths - ongoing	Cllr 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
2	04/01/2021	6 lamposts	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.		11/1 Zoom organised with Eric Ware on 1st Feb with Parks officer, Cllr Seabrook & Cllr Symonds
4	25/08/2021	replacement bus shelter at sutton Ave	to apply for planning permission to install a new shelter south of the existing shelter.	admin officer	03/03 is on the agenda for P&H 8/3
5	25/08/2021	installation of bollards on the coast road	to apply for approval for Bollard installation and apply for consent to make an excavation in the street.	admin officer	bollards installed - happy residents.

