**DRAFT Minutes of the meeting of the Planning & Highways Committee held in the Anzac Room, Community House on Tuesday 1st November 2022 at 7.30pm**

**Present:** Cllr Isobel Sharkey (Vice Chair), Cllr David Seabrook (Vice Chair of Council), Cllr Cathy Gallagher, Cllr Dawn Paul, Cllr Ron White.

**Officers**: George Dyson (Deputy Town Clerk & Civic Officer), Vicky Onis (Committees and Assistant Projects Officer).

2 members of the public were in attendance.

1. **PH1472 CHAIRMAN’S ANNOUNCEMENTS**

The Chair opened the meeting at 19:33, welcomed everyone, went through the building fire procedures and asked that phones be put onto silent.

1. **PH1473 PUBLIC QUESTIONS**

Mike Gatti asked the following question:

This reserved matter application concerns the 'Attenuation Pond' on phase 3 of Chalkers Rise. It seems that all the promises of a 'Proper fence' around this basin from LDC and Cllr Collier count for nothing, as this application shows a post and 2 rail fence that will do nothing to prevent an unfortunate incident. I would respectfully ask that this committee refuse this application and refer back to Cllr Seabrook’s report from May. And contact LDC for an explanation.

Viv Carrick asked the following questions:

With reference to Cllr Seabrook's report PH1333 to PTC Planning & Highways Committee dated 2-5-22, recommendation No.4. please note that "Adjacent land " should also include the land to the South and East of the Infiltration Pond/Drainage Basin. The Phase 3B application boundary east of the secondary school has no fencing, therefore if the fencing around the infiltration basin is deemed inadequate and unacceptable, then this land should also remain the property of Lewes District Council.

However, as Peacehaven Town Council own the Big Park, without adequate fencing on this boundary line they may still leave themselves exposed to future litigation, or at least accountability to their residents if harm or a fatality should occur as a result of a lack of suitable fencing around the basin or land adjacent to it.

The Committee informed the members of the public that the questions they had raised would be covered during agenda item PH1487 during this meeting.

The Committee also noted questions emailed in by another member of the public, Ian Sheppard, who emailed the following questions:

1. Have all the homes been sold from phase 1 and 2 before work was commenced on stages 3a and 3b as was the agreement made at the time of permission.

2. Will there be a block of flats built directly overlooking the school paying field as this will have a detrimental effect on the school.

3. The population figures of Lewes (17,837) vs Peacehaven (20,409) and the fact that we have Haven Health as our surgery and Peacehaven Community secondary school as our only senior school do not add up. This is putting an unfair strain on our local services and good people of Peacehaven. Lewes have a hospital and 5 local surgeries. 3 Senior schools and a selection of private boarding schools. We cannot allow any further building work to continue until Peacehaven is levelled up.

The Committee briefly discussed some of these questions, the Committee commented that they were unaware of any requirement of phase 1 & 2 homes being sold before commencement of stage 3, and asked that if the resident could forward on any evidence they have of this being a requirement. That the buildings overlooking the School appear to be semi-detached homes and not flats, although full details of this will be in the planning documents on the LDC portal, and that Peacehaven Town Council has no control over the provision of doctor surgeries or schools and can only advise on Planning applications, not decide them, so this is a matter for Lewes District Council.

1. **PH1474 TO CONSIDER APOLOGIES FOR ANY ABSENCES AND SUBSTITUTIONS**

Apologies were received and accepted from Cllr Griffiths. Cllr Milliner, and Cllr Symonds.

Cllr Harris was also absent.

1. **PH1475 TO RECEIVE DECLARATIONS OF INTERESTS FROM COMMITTEE MEMBERS**

There were no declarations of interest.

1. **PH1476 TO ADOPT THE MINUTES OF 4th October 2022**

Proposed by: Cllr Gallagher. Seconded by: Cllr Seabrook.

The minutes of the above meeting were **resolved and adopted**.

1. **PH1477 TO RECEIVE AN UPDATE FROM CLLR GALLAGHER ON THE EMERGING NEIGHBOURHOOD DEVELOPMENT PLAN**

Cllr Gallagher gave a brief summary of the report on the emerging Neighbourhood Development Plan.

This report was **noted**.

1. **PH1478 TO NOTE THE BUDGETARY UPDATE & AND DISCUSS DRAFT 2022/24 BUDGET**

There was a brief discussion on the budget for the Neighbourhood Development Plan, which will likely be quite tight for this year, due to the cost of the consultants needed.

The Committee **noted** this report.

1. **PH1479 TO HIGHLIGHT ISSUES AND DISCUSS OPTIONS WITH THE GRASS VERGE CUTTING**

It was proposed that Peacehaven Town Council remain with ESCC for the 4 additional cuts (totalling 6), but also actively explore possible wildflower verges around the town.

Proposed by: Cllr Gallagher. Seconded by: Cllr Seabrook.

The Committee **resolved** unanimously to this proposal.

Cllr Seabrook also raised a question regarding the designation of rural versus urban areas in Peacehaven regarding the grass cutting, following a recent email from a resident, and suggested that in reality none of the verges in Peacehaven are really rural.

There were also questions raised at this point about which roads on the Chalkers Rise development would be adopted, and which would be maintained by a management company.

It was also discussed that we ask residents opinions on wildflower verges through a survey through the eNews.

1. **PH1480 TO DISCUSS SOUTHDOWN NATIONAL PARK AUTHORITY, COMMUNITY INFRASTRUCTURE LEVY.**

There was a discussion on the possible projects that could be submitted to the SDNPA for CIL funding, and it was highlighted that work will need to start on this soon due to the closing date for applications.

The Committee asked that an invite be extended to SDNPA Officers to attend a meeting with Peacehaven Councillors and Officers at Centenary Park to discuss potential projects.

1. **PH1481 TO REVIEW AND APPROVE THE AMENDED PLANNING CODE OF GOOD PRACTICE POLICY**

There was a brief discussion about whether to include a more detailed list of material considerations in the document, to have this as a separate document, or to add it as an appendix to the document.

It was proposed to accept the document with the provision that a more detailed list of material considerations is included as an appendix.

Proposed by: Cllr Seabrook Seconded by: Cllr Gallagher

The Committee **resolved** unanimously to **accept** this proposal.

1. **TO COMMENT ON THE PLANNING APPLICATIONS AS FOLLOWS:-**

*The Chair brought forward items PH1487 and PH1484 to be discussed whilst members of the public were still present*

**PH1487 –** LW/22/0687/CD Lower Hoddern Farm

It was proposed that the Committee object on concerns of safety, given that the attenuation pond is near residential properties and a park, and that there will be very deep water in the pond at times.

Proposed by: Cllr White. Seconded by: Cllr Paul.

The Committee **resolved** unanimously to this proposal.

**PH1484 –** LW/22/0654/CD Lower Hoddern Farm

The Committee declined to comment.

*2 members of the public left at this point.*

**PH1482 –** LW/22/0590 15 Ashmore Close

It was proposed that the Committee support this planning application.

Proposed by: Cllr Paul. Seconded by: Cllr Gallagher.

The Committee **resolved** unanimously to this proposal.

**PH1483 –** LW/22/0678 85 South Coast Road

It was proposed that the Committee support this planning application.

Proposed by: Cllr Gallagher. Seconded by: Cllr Paul.

The Committee **resolved** unanimously to this proposal.

**PH1485 –** LW/22/0638 2 The Sycamores

It was proposed that the Committee support this planning application.

Proposed by: Cllr Gallagher. Seconded by: Cllr Seabrook.

The Committee **resolved** unanimously to this proposal.

**PH1486 –** LW/22/0618 Land Rear Of 111 Arundel Road

It was proposed that the Committee support this planning application with the provision that the comments by ESCC SUDS regarding any potential flooding risk are considered.

Proposed by: Cllr Gallagher. Seconded by: Cllr Paul.

The Committee **resolved** to **agree** to this proposal with a majority of 4 for and 1 abstention.

**PH1488 –** LW/22/0581 1 Bramber Avenue

It was proposed that the Committee support this planning application.

Proposed by: Cllr Seabrook. Seconded by: Cllr Gallagher.

The Committee **resolved** unanimously to this proposal.

1. **– TO NOTE THE FOLLOWING PLANNING APPLICATION DECISIONS**

**PH1489 -** LW/22/0347 36 Cairo Avenue

**PH1490** - LW/22/0493/CD Land Between Greenacres and Highsted Park, Telscombe Road

**PH1491** - LW/20/0825 81 - 83 South Coast Road

**PH1492** - TW/22/0015/TPO 1 Woodlands Close

**PH1493** - LW/22/0588 Land North Of 50 Cornwall Avenue

The Committee **noted** these planning application decisions.

1. **PH1494 – TO REVIEW AND UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED**

The Committee discussed the following updates to be made to the action plan;

* Item 1 (concrete path) needs chasing up again with Barratts.
* Add investigate SDNPA CIL opportunities – in particular signage to the National Park including incorporating the meridian line to the action plan.
* Add conducting a survey via eNews regarding wildflower verges to the action plan.

The next meeting of this Committee was confirmed for 29th November 2022.

*There being no further business the meeting ended at 20:54.*