**DRAFT Minutes of the meeting of the Planning & Highways Committee held in the Anzac Room, Community House on Tuesday 4th October 2022 at 7.30pm**

**Present:** Cllr Alan Milliner (Chair), Cllr David Seabrook (Vice-Chair of Council), Cllr Cathy Gallagher, Cllr Sue Griffiths, Cllr Ron White.

**Officers**: George Dyson (Deputy Town Clerk & Civic Officer).

7 members of the public were in attendance.

1. **PH1472 CHAIRMAN’S ANNOUNCEMENTS**

The Chair opened the meeting at 19:31, welcomed everyone, and went through the building fire procedures.

1. **PH1473 PUBLIC QUESTIONS**

Liz Venn read out the following statement to Councillors:

Although much like many people I have a fear of public speaking, this is the second speech I had to give regarding a planning application for number 1 Bramber Avenue. PH1484 LW/22/0581. I must say that I live and work at number 3 Bramber Avenue, directly to the North of 1 Bramber Avenue.

Many of us will remember that earlier this year there was an application in front of this committee to convert number 1 Bramber Avenue into a home for 29 ex-convicts. The entire town was worried about the effect of this application.

This Committee supported the town and objected to this application but, the planning Officer and Lewes District Council’s solicitor recommended this application to the Lewes Planning Committee as there weas no legal basis to reject the application. To the dismay of the planning Officer, and as a temporary measure Lewes Planning Committee rejected this application knowing that it would not hold up at an appeal.

Myself, and my neighbours at Bramber Avenue were rather fearful of this situation. Knowing that statistically we would have at least 10 out of 29 offenders reoffending and we would likely to be subject to an overwhelming increase in crime in our area.

At this point the residents of Bramber Avenue, The Promenade, and I approached my employers to purchase this property to stop it becoming a house for ex-offenders.

Based on the support of residents they purchased number 1 Bramber Avenue above market value by the end of March.

After extensive planning and consultation of the neighbourhood, they have submitted the application in front of you. The plans are to convert the building into 9 high quality flats that would enhance our road which my neighbours support.

I respectfully urge this Committee to recommend this application, otherwise my employers may be forced to sell the building and my fear is that we, the residents of Bramber Avenue and indeed Peacehaven may find ourselves in the same position as 10 months ago.

Councillors raised some concerns with the members of the public present regarding this application, particularly relating to the limited parking available at the proposed development, and concerns around the sewage drainage.

Residents responded that there have been ongoing problems with sewage for many years which is unrelated to this development, and that there is plenty of parking available as there are large car parks at either end of the road.

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

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

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 30TH AUGUST 2022**

Proposed by: Cllr White. Seconded by: Cllr Gallagher.

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

*The Chair brought forward agenda item PH1484 to discuss whilst members of the public were present.*

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

**PH1484** - LW/22/0581 1 Bramber Avenue

Cllr White reiterated concerns surrounding the parking and sewage being an issue.

Cllr Gallagher highlighted that an objection has already been logged from the Highways Agency over concerns about the parking. Cllr Gallagher also suggested that the Design and Access Statement was unclear about the parking, and made no mention of sustainability.

Cllr Seabrook stated that he doesn’t agree with objecting on the grounds of parking as there is car parking nearby in the form of car parks, and it wasn’t an issue when it was going to be an ex-offenders institute.

Cllr Griffiths added that although the parking arrangements may be suitable for many people, any people with disabilities may be disadvantaged by this arrangement.

It was proposed that the Committee support this application, with the provision that the sewage concerns are properly explored and adequately resolved, and that Lewes District Council considers a restricted covenant on car parking.

Proposed by: Cllr Seabrook. Seconded by: Cllr Griffiths.

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

*The Chair suspended standing orders at this point to allow members of the public to make some comments*

A resident of Bramber Avenue asked whether it might be possible to have a designated disabled parking space on the road to alleviate the Committee’s concern about disabled parking at the proposed development.

Another resident also reinforced that the problems with sewage have been ongoing for some time.

The residents thanked the Committee for their comments and support of the application.

*Standing orders reinstated*

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

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

Cllr Gallagher read out the following statement to the Committee:

I am making this report as Chair of the Neighbourhood Development Plan Steering Group.

On the 27th September Peacehaven Town Council approved for submission the final document to Lewes District Division for Regulation 15 and 16, 6 weeks of consultation .

On the 28th September Telscombe Town Council did the same

Both Council votes were unanimous.

The Neighbourhood Development Plan is a planning document which when “made” will have the same weight in planning decisions as The National Planning Policy Framework (NPPF) and Lewes District Local Plan.

In the meantime ,the document will influence actions within the 2 Councils . It is a working document which will be revised in time.

There are 39 local Policies PT1 – PT39 and an accepted Vision and Objectives.

This verbal report was **noted**.

1. **PH1478 TO NOTE THE BUDGETARY UPDATE & START CONSIDERING 2023/24 BUDGETARY REQUIREMENTS**

The Committee **noted** the budgetary update.

There was a brief discussion about budgetary requirements for 2023/24 particularly around the cost of grass cutting and electricity.

1. **PH1479 – TO NOTE AND APPROVE THE ESCC GRASS CUTTING SERVICE 2023**

There was a lengthy discussion on the grass cutting requirements including the frequency, cost, locations, flexibility of when the cuts take place, and what the public would want.

It was proposed that the Committee defer this item to the next meeting to allow more information to be gathered about the different options.

Proposed by: Cllr Gallagher. Seconded by: Cllr White.

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

Cllr Seabrook also suggested that we consider setting up a Task and Finish Group to look at longer term plans with the grass cutting, for example having wild flower verges.

1. **PH1480 - TO DISCUSS PTC OWNED STREET LAMPS**

Cllr Griffiths informed the Committee that the lamp posts in Firle Road would come under the Leisure, Amenities, and Environment Committee as they’re located in a park rather than on a highway.

*1 member of the public left at this point*

It was proposed that the 2 lamp posts on Firle Road are referred to the Leisure, Amenities, and Environment Committee, that we check which lamp posts are already LED, and request a maintenance report on the other 3 lamp posts.

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

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

1. **PH1481 TO NOTE UPDATE FROM SUSTAINABLE TRANSPORT (BUSES) TASK AND FINISH GROUP**

Cllr Gallagher reported the progress of the Sustainable Transport (Buses) TFG to the Committee.

Cllr Seabrook added that he was involved in a meeting with the CTLA last week and that they can put on bus services where it is viable. Travel Clubs are also an option where a service could go to a particular place each week (e.g. shopping).

Cllr Seabrook also reported that Morrisons had reaffirmed their plans to put on a shoppers bus whilst the Meridian Centre redevelopment is taking place.

1. **PH1482 TO DISCUSS THE DOWNS WALK DEVELOPMENT AND IMPACT ON THE BADGER SETT PRESENT**

Cllr Seabrook reported that a resident of a property adjoining the development has a badger sett in their garden which has an entrance on the development site.

Presently the situation is being monitored and any evidence of badgers on the site will be reported.

The Committee **noted** this verbal report.

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

**PH1483 -** LW/22/0566 2 Robin Lane

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.

**PH1485** - LW/22/0588 Land North Of 50 Cornwall Avenue

It was proposed that the Committee object to this planning application on the grounds of overdevelopment and contrary to Lewes District Council Local Plan Policy DM25, and policy PT1 of the emerging Neighbourhood Plan.

Proposed by: Cllr White. Seconded by: Cllr Gallagher.

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

**PH1486** - LW/22/0576 15 Hairpin Croft

It was proposed that the Committee support this planning application.

Proposed by: Cllr Gallagher. Seconded by: Cllr White.

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

1. **– TO NOTE THE FOLLOWING PLANNING APPLICATIONS**

**PH1487** LW/22/0540 Sports Park Community Centre Pid-dinghoe Avenue

The Committee **noted** this planning application.

**PH1488** LW/22/0589/CD Land Between Greenacres And Highsted Park Telscombe Road

The Committee **noted** this planning application.

**PH1489** LW/22/0626/CD 139 South Coast Road

The Committee **noted** this planning application.

1. **TO NOTE THE FOLLOWING PLANNING APPLICATION DECISIONS:-**

**PH1490** LW/22/0447 213 Arundel Road West

**PH1491** LW/22/0466 21 Slindon Avenue

**PH1492** LW/22/0480 17 Arundel Road

**PH1493** LW/22/0482 1 Johns Close

**PH1494** LW/21/0014 Land East And West Of, Downs Walk

**PH1495** LW/21/0926 Land South Of, Lower Hoddern Farm, Hoddern Farm Lane

**PH1496** LW/22/0478 39 Hoddern Avenue

**PH1497** LW/22/0506 19 Rustic Road

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

1. **PH1471 – 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) – can we establish some more of the history of this site, also need to follow up with Barratts.
* Item 2 (Lamp posts) – updates as discussed in item PH1480
* Item 5 (Phone masts) – can now be removed from Action Plan as the Committees and Assistant Projects Officer has had an answer from Lewes District Council and has shared this with members of this Committee.

The next meeting of this Committee was confirmed for 1st November 2022.

*There being no further business the meeting ended at 21:12.*