**DRAFT Minutes of the meeting of the Planning & Highways Committee held in the Anzac Room, Community House on Tuesday 14th November 2023 at 7.30pm**

**Present:**. Cllr Campbell (Chair), Cllr Gordon-Garret (Vice Chair), Cllr Alexander, Cllr Gallagher, Cllr Sharkey,

Cllr Wood and Cllr Seabrook

**Officers**: Emma Tingley, Locum Administration Officer, Victoria Onis (Committees and Assistant Projects Officer).

7 members of the public were in attendance.

1. **PH1769 CHAIR ANNOUNCEMENTS**:

The Chair opened the meeting at 19.30 and welcomed everyone.

1. **PH1770 PUBLIC QUESTIONS** There were 7 members of the public present.
	1. A member of the public asked a question regarding change of use at 73 Ashington Gardens. There was a problem with parking at this site and refuse and noise issues. Neighbours were concerned with all of these issues. A neighbour had also opposed this application. It was advised that objections be made to Lewes District Council.
	2. Another question was raised regarding Edith Avenue: a report that East Sussex County Council (ESCC) were proposing to erect an 8ft fence that would limit access for children to their school. It was agreed that officers would contact East Sussex County Council to establish more details on this.
	3. Another question was asked regarding trees with TPOs on them under threat. The Chair advised that objections should be logged with the Tree Officer at Lewes District Council.
	4. A question was raised regarding the width of the road approaching the Lookout. This road is unadopted and emergency services would struggle to attend in an emergency.
	5. A member of the public raised concerns on a retrospective application at Sweetwater, this application had been strongly opposed.
	6. A request was made, after giving notice, to set up a liaison TFG Group to oversee the construction work at No 1 South Coast Road. The Chair stated that various options had been examined and advised that residents form a local group to input concerns directly to LDC`s `Planning First` and with this Committee. East ward local Cllr Gallagher said she would take up concerns.
2. **PH1771 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTION**

There were no apologies for absence.

1. **PH1772 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

Cllr Alexander declared an interest in LW/23/0621 in that he is a near neighbour.

1. **PH1773 TO ADOPT THE MINUTES FROM THE 17TH OCTOBER 2023**

Proposed by Cllr Gallagher: Seconded by Cllr Wood

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

1. **PH1774 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**

The Committee **noted** the report.

The Committee asked the RFO to consider renaming spending item 4101 to reflect the spending on planters and bus shelters.

*The Chair brought forward the following 3 applications to be discussed next*

**13 TO COMMENT ON THE PLANNING APPLICATIONS AS FOLLOWS:-**

**PH1782 73 Ashington Gardens Peacehaven**

The change of use appeared to have caused a public nuisance. Parking in the area is extremely limited and it was noted that the disposal of smoking materials is a concern and a letter be sent to the Charity raising their concerns.

It was resolved that that the Committee neither support or object to this application.

Proposed by Cllr Gallagher Seconded by Cllr Sharkey

**PH1783 LW/23/0621 66A Telscombe Road Peacehaven**

The change of use appeared to have caused a public nuisance. Parking in the area is extremely limited and it was noted that the disposal of smoking materials is a concern and a letter be sent to the Charity raising their concerns.

It was resolved that the Committee neither support, nor object to this application.

Proposed by Cllr Gallagher Seconded by Cllr Sharkey

**PH1781 LW/23/0520 Sweetwater 26 Blakeney Avenue Peacehaven**

The Committee object to the variation of condition set out in the proposals and felt that there was a lack of clarity regarding the variation of conditions set out in this proposal.

Proposed by Cllr Wood Seconded by Cllr Gordon-Garrett

It was resolved that the Committee object to this application.

**14 PH1775 TO RECEIVE AN UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**

Cllr Gallagher reported that there had been a recent meeting of the Steering Group. The Town Clerks of Peacehaven and Telscombe were both in attendance. Cllrs Gallagher and Gordon-Garrett were representing Peacehaven Town Council on the group and Cllrs O’Connor ` and Judd were representing Telscombe Town Council. The group were finalising the Steering Group terms of reference to bring the NDP process up to date. The mayors of both towns had issued a statement highlighting that the consultation on the draft NDP would end on the 24th November. The Local Plan (Lewes District Council) would be starting a consultation at the end of November. That consultation would be for three months. Cllr Gallagher explained that Council should be very clear on their NDP as distinct from the Lewes District Local Plan, which will allocate housing. The Committee was also informed that policies set out in the NDP can be quoted in future planning applications.

**15 PH1776 to review and prioritise items for the business plan relevant to this Committee**

The Chair informed the meeting that there had been a recent meeting with all Committee Chairs and other Cllrs that had volunteered to discuss the business plan. It had been decided that each Committee of PTC prioritise five items. The business plan had been adopted by the Planning and Highways Committee in July and priorities had been suggested by the Committee. The Chair suggested that the Committee pick five items from the plan to be discussed at the next meeting of this Committee.

It was resolved that this item be deferred to the next meeting of the Planning and Highways Committee on the 5th December 2023.

**16 PH1777 Public Realm advertising and sponsorship of planters**

Cllr Gallagher reported on this item. There were several planters across the town in various states of repair or may need upgrading. Local businesses and organisations advertise on the planters with a sign attached to the planter. Licences for new planters need to be obtained from East Sussex County Council (ESCC). Council have a policy on branding and marketing. The Committee discussed whether the PTC branding should be separate from the advertisements and whether advertisers could use their own colours and brands or whether style and colour of the lettering should be of the same quality and design. Concern was raised that PTC showing their logo on planters could be considered as endorsing businesses in the town.

It was noted that the charging rates be decided by the RFO and that this item be researched by PTC officers and a motion be proposed at the next Full Council meeting.

**17 PH1778 To receive updates from Task and Finish Groups (TFG’s)**

a. Wildflower grass verge survey.

Cllr Seabrook informed the Committee that the survey had been completed. There was an area of grass near Nationwide Building Society and Roderick Avenue car park which was believed to be ESCC owned. This would not be an area to be concerned about road safety and could be a wildflower meadow. It was proposed that a report be brought to the Committee after discussions with East Sussex County Council and Lewes District Council.

b. Planters and public realm along South Coast Road.

Cllr Gallagher reported that there had been a meeting off site so that the group could familiarise themselves with the area. The group were going to liaise with Neighbourhood First and Lewes District Council to see what input they could give. Local businesses would also be approached for this initiative. This item would be reported to Full Council.

c. Public Safety Working Party

Cllr Seabrook informed the Committee that the working party had met the previous day and that there was a detailed action plan that would be distributed to Cllrs. The action plan would be an agenda item at the next Planning and Highways meeting.

**18 PH1779 To discuss Peacehaven Broadband Report**

Members considered this report. The Chair informed the Committee that Lewes District Council were supportive in extending broadband to households, however ESCC were not proactive system in trying to find sites for 5G masts. There was a discussion on the need for broadband in households and what families can afford.

The Chair stated that this subject would be a continuing issue at future meetings of the Committee.

**19 COMMENT ON THE PLANNING APPLICATIONS AS FOLLOWS:-**

**PH1780 TW/23/0070/TPO 11 Tor Road Peacehaven**

It was proposed that the Committee support this application.

Proposed by Cllr Gordon-Garrett Seconded by Cllr Sharkey

The Committee resolved to support this application.

**PH1784 LW/23/0628 41 Rowe Avenue Peacehaven**

It was proposed that the Committee support this application.

Proposed by Cllr Wood Seconded by Cllr Seabrook

The Committee resolved to support this application.

**PH1785 LW/23/0635 120 Edith Avenue Peacehaven**

There was some concern raised regarding a Velux window in a neighbouring property and that loss of light to this property would be affected. It was suggested that the applicant check with the planning authority regarding the proposals in the application.

It was proposed that the Committee support this application.

Proposed by Cllr Wood Seconded by Cllr Sharkey

The Committee resolved to support this application.

**PH1786 LW/23/0627 I Vernon Avenue Peacehaven**

It was proposed that the Committee support this application.

Proposed by Cllr Wood Seconded by Cllr Alexander There was one abstention.

The Committee resolved to support this application.

**PH1787 LW/23/0654 Braeside The Esplanade Telscombe Cliffs**

The Committee noted that the proposals had little detail, however it was proposed that the Committee support this application.

Proposed by Cllr Wood Seconded by Cllr Gorden-Garrett

The Committee resolved to support this application.

**PH1788 LW/23/0655 Land to The East of Blakeney Avenue Peacehaven**

The Committee considered the proposals in this application would destroy biodiversity in the area which was a wildlife corridor. The proposed application was beyond the urban boundary, was out of character for the area and would provide no benefit to Local Housing needs and would set a precedent. The proposals did not comply with policies LLP2 DM1-12 and NPPF paragraph 11 no (ii) in that the adverse impacts would significantly and demonstrably outweigh the benefits. The proposal is set on heritage cliffs in close proximity to the South Downs National Park and could cause potential drainage problems and damage to the A259. The building was out of character with the site with big windows unsuitable for viewing from the SNDP across the valley. Therefore, the Committee objected to this application.

Proposed by Cllr Seabrook Seconded by Cllr Gorden-Garrett

It was resolved that the Committee object to this application.

**PH1789 LW/23/0632 127 The Promenade Peacehaven**

The Chair did not make a comment on this application as the owner is an acquaintance.

The Committee supported this application with one abstention.

Proposed by Cllr Sharkey Seconded by Cllr Seabrook

The Committee resolved to support this application.

**20. To note the following planning decisions:**

PH1790 – LW/23/0543

PH1791 – LW/23/0398

PH1792 – LW/23/0521

PH1793 – LW/23/0522 – It was noted that comments set out by PTC had not been considered in this application by Lewes District Council.

PH1794 – LW/23/0225

PH1795 – LW/23/0398

**21. PH1796 Note Planning and Highways complaints since the last meeting.**

It was noted that miscellaneous complaints recently seen by Council had been vague and that it was useful that Committees would consider correspondence in more detail at individual meetings.

**22. PH1797 To review and update the P&H Action Plan and agree any actions required**

There were no comments made by the Committee.

**23. PH1798 Date of the Next Meeting 5th December 2023 at 7.30pm**

The next meeting of this Committee was confirmed for 5th December 2023.