**DRAFT Minutes of the meeting of the Planning & Highways Committee held in the Anzac Room, Community House on Tuesday 21st February 2023 at 7.30pm**

**Present:** Cllr Alan Milliner (Chair),Cllr Isobel Sharkey (Vice 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), Vicky Onis (Committees and Assistant Projects Officer).

7 members of the public were in attendance.

1. **PH1552 CHAIR ANNOUNCEMENTS**

The Chair opened the meeting at 19:30, welcomed everyone and went through the building fire procedure.

1. **PH1553 PUBLIC QUESTIONS**

There were several questions asked by members of the public as follows:

One member of the public highlighted to the Committee that many residents were in attendance regarding item PH1562, and therefore could Committee please bring the item forward.

Another member of the public stated that at the Extraordinary Full Council meeting following the Morrisons meeting Councillor Seabrook made a suggestion that a Liaison group be set up to engage with Morrisons and residents to keep them informed about the development, and to address any issues that may arise. I think this is an excellent suggestion that should be taken forward. However Council should remember that a similar group was supposed to be set up for Chalkers Rise. To my knowledge this has not happened despite it being part of a covenant between the Council and the site owners; Schedule 7.  
Can this committee ascertain what has happened regarding this group, as it seems to have been forgotten, and as it is part of a covenant should have been in place and active throughout the entire development until it's completion.

Cllr Sharkey responded that there were 2 groups meeting in relation to Chalkers Rise – progress meetings and meetings set up with representatives from Lewes District Council.

Cllr White added that there should be ongoing monitoring from the planning authority to ensure that conditions are being met and that this needs to be addressed.

Another member of the public, a resident of Searle Avenue, highlighted some problems with construction currently taking place at number 9 (planning application LW/20/0750), causing damaged kerbstones, problems with parking, and that the parking problem is exacerbated by a house that was converted into a residential unit having up to 8 staff needing to park at a time.

Cllr Seabrook suggested that problems with cars being parked/abandoned could be reported to the police via Operation Crackdown, and offered to do this on behalf of the resident if he could be provided with the full details, that we would need to check the conditions of the planning application about the construction traffic, and that double yellow lines can be applied for to East Sussex Highways.

Another member of the public, an allotment holder, asked whether houses/gardens, or other allotments would be abutting their plot, as the plans did not make this particularly clear, and also whether there would be an additional pedestrian gate to the allotments from Cornwall Avenue.

A member of the public, another allotment holder, also stated that on 16th February 2021, a JCB digger & low loader came to Cornwall Avenue, entered the site relevant to item PH1562 and turned up the land – shortly before the wildlife survey was carried out.

Cllr White commented that this information really needs to go onto the LDC planning portal.

A member of the public, a resident of Cornwall Avenue, living opposite the allotment site, stated that they see lots of wildlife going into the site relevant to item PH1562, and that the JCB previously mentioned entered the site through a hedge from Cornwall Avenue citing the removal of weeds following complaints from neighbours of weeds getting into their gardens as the reason for clearing the site.

1. **PH1554 TO CONSIDER APOLOGIES FOR ANY ABSENCES AND SUBSTITUTIONS**

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

Cllr Harris was also absent.

1. **PH1555 TO RECEIVE DECLARATIONS OF INTERESTS FROM COMMITTEE MEMBERS**

Cllr Gallagher declared that she is mentioned by name in the Design and Access Statement of item PH1562 as she had met with the developer as part of her role with the Neighbourhood Development Plan steering group, and that she would abstain from voting on the item.

Cllr Sharkey, also in relation to item PH1562 declared that she is a resident of Cornwall Avenue.

1. **PH1556 TO ADOPT THE MINUTES OF 31st JANUARY 2023**

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

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

1. **PH1557 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**

The Committee **noted** the budgetary report.

1. **PH1558 TO REVIEW AND UPDATE THE BUSINESS/ COMMUNITY PLAN**

The Committee **noted** the plan with no updates necessary.

*The chair brought forward item PH1562*

1. **PH1562 –** LW/22/0859Land West Of Cornwall Avenue

Cllr Seabrook commented that there are a lot of issues with this application, some of which have already been alluded to by members of the public present. The access to the site is going to be very difficult, very firm conditions about parking and access will be needed if LDC do give the go ahead. There will also be a significant ongoing increase in traffic.

The area had been cleared by mechanical means in early 2021, just 9 months before the wildlife and habitat survey was done, but does highlight that breeding birds and badgers are potentially present, and that a Badger Sett cannot be ruled out.

The ecology consultancy company did find some Lizards and Slow Worms, and that the plan to deal with this is akin to evicting, not relocating the wildlife.

Additionally, another 9 houses will further impact on Peacehaven infrastructure, and continue the gradual eating away of greenspace in Peacehaven.

Cllr Griffiths added that there are a number of inaccuracies in the documents, including suggesting that there are no registered parks within 250m, but Centenary Park is well within that.

The Design and Access Statement appears to imply that Peacehaven Town Council has already agreed to support the application, which is absolutely incorrect, and also suggests that Nancy Astley has spoken on behalf of Peacehaven Town Council, which is also incorrect, as well as suggestions that 2 PTC Officers have already been in discussion.

Cllr Gallagher stated that the AECOM report in 2019, as part of the Neighbourhood Plan Committee, confirmed that the site was available and would be suitable for residential development, including considering the ecological effect, so in planning terms is unlikely to have an effect.

Cllr White added that that the travel plan is based on national averages rather than actual local data and suggest that we object.

Cllr Sharkey, in addition to comments already made, noted that she was disappointed to see no affordable housing included in the plans.

Cllr Seabrook added that there are 15 car parking spaces included in the plans, but no plan to deal with surface water.

It was proposed that the Committee object to the planning application on grounds of overdevelopment, issues with access, parking, wildlife and ecology, and loss of habitat.

Additionally to comment that there are lots of inaccuracies in the documents associated with the application.

That the ecology report would need to be redone without the site first being cleared.

Should Lewes District Council approve the application, then serious consideration would need to be given to construction traffic, and that Cornwall Avenue not be used for this.

Proposed by: Cllr White Seconded by: Cllr Griffiths

The Committee **resolved** to **agree** to this proposal by majority, with 1 abstention.

*7 members of the public left at this point*

1. **PH1559 TO DECIDE ON THE PURCHASE OF A REPLACEMENT NOTICE BOARD & CONFIRM BEST LOCATION**

After a brief discussion, it was proposed that we spend a maximum of £150 on a like for like replacement noticeboard, but check with the owners first that we can change the board free of charge.

Proposed by: Cllr Gallagher Seconded by: Cllr Seabrook

The Committee **resolved** to **agree** to this proposal

1. **PH1560 TO RECEIVE AN UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**

Cllr Gallagher reported that she would focus on the Kaner Olette report about the South Coast Road and briefly ran through some of the main areas that were highlighted as areas for improvement, suggesting that the area around the Dell and the public toilets would be a good place to start.

Cllr Seabrook suggested that there was a need to break down the report into different components to go onto the Action Plan, and that setting up a TFG after May to look at this.

There was a further discussion about the report covering multiple Committees, and some of the possible actions that could easily be achieved.

It was felt that the Action Plan be updated to include the Kaner Olette report, break down into smaller projects and progress this through Committee.

1. **PH1561 TO NOTE CORRESPONDENCE RECEIVED FROM HADLOW DOWN PARISH COUNCIL AND AGREE ANY POSSIBLE SUPPORTING ACTION**

It was proposed that this goes to Full Council, but we also ask the Hadlow Down Parish Clerk about any predicted costs of action, and any other proposed actions.

Proposed by: Cllr White Seconded by: Cllr Sharkey

The Committee **resolved** to **agree** to this proposal

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

**PH1563 –** LW/23/0063 Cresta Court 214 South Coast Road

It was proposed that the Committee support this planning application, provided that the development remains car free, as per the Design & Access Statement.

Proposed by: Cllr Gallagher Seconded by: Cllr White.

The Committee **resolved** to **agree** to this proposal

**PH1564** – LW/23/0003 65 The Promenade

It was proposed that the Committee support this planning application.

Proposed by: Cllr Gallagher. Seconded by: Cllr Sharkey.

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

**PH1565 –** LW/23/0047 273 South Coast Road

There was a brief discussion on the planning application.

It was proposed that the Committee object to this planning application on the grounds that it goes against Lewes District Council Core Policy 6, shows a lack of good design as per policy DM25, and is not aligned with the Neighbourhood Development Plan Coastal Plotland design guides.

Proposed by: Cllr Gallagher Seconded by: Cllr White

The Committee **resolved** to this proposal by a majority, with 2 abstentions.

1. **TO NOTE THE FOLLOWING PLANNING APPLICATIONS:-**

**PH1566** – TW/23/0008/TPO 2 Wendale Drive

The Committee **noted** this planning application.

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

**PH1567 –** LW/21/0651

**PH1568** – LW/22/0597

The Committee **noted** these planning decisions.

1. **PH1569 TO REVIEW AND UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED**

Cllr Griffiths reported that she and the Deputy Clerk had visited the Concrete Path.

Cllr Seabrook reported that he has had some contact with the Vets at Heathy Brow who it seems will support the Community Speedwatch.

1. **PH1570 DATE OF NEXT MEETING 14TH MARCH 2023 AT 7.30PM.**

The next meeting of this Committee was confirmed for 14th March 2023.

*There being no further business the meeting ended at 21:16.*