



PEACEHAVEN TOWN COUNCIL

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BN10 8BB

DRAFT Minutes of the meeting of the Planning & Highways Committee held in the Anzac Room, Community House on Tuesday 25th July 2023 at 7.30pm

Present: Cllr Mary Campbell (Chair), Cllr David Seabrook (Chair of Council), Cllr Isobel Sharkey (Vice-Chair of Council), Cllr Cathy Gallagher, Cllr Ian Alexander, Cllr Sherral Wood.

Officers: George Dyson (Deputy Town Clerk).

2 members of the public were in attendance.

1. PH1674 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 19:29, welcomed everyone and went through the building fire procedure.

2. PH1675 PUBLIC QUESTIONS

A member of the public raised that the start of the Morrisons development is now less than 6 months away and it's all gone very quiet, in particular there are still concerns regarding the Post Office.

They also queried about the local transport plan going quiet, and asked about an update regarding the East Sussex County Council Bus Stop audit and Bus Service Improvement Plan (BSIP).

The Chair informed the resident that the Committee Action Plan which will be discussed as agenda item PH1692 includes an update regarding bus stops.

Cllr Seabrook also informed the resident that a meeting is scheduled this Thursday about the BSIP feedback.

1 member of the public left at this point (19:35)

3. PH1676 TO CONSIDER APOLOGIES FOR ANY ABSENCES AND SUBSTITUTIONS

Apologies were received from Cllr Gordon-Garrett.

4. PH1677 TO RECEIVE DECLARATIONS OF INTERESTS FROM COMMITTEE MEMBERS

There were no declarations of interest.

5. PH1678 TO ADOPT THE MINUTES OF 4TH JULY 2023

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

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

6. PH1679 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The Committee **noted** the budgetary report.

7. PH1680 TO RECEIVE AN UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

CLlr Gallagher informed the Committee that Nancy Astley was planning to attend tonight, however, due to the extraordinary Council meeting preceding this Committee meeting there was not time to accommodate. Nancy is hoping to start training and Councillor briefings soon though.

Lewes District Council received the amended plan last week, which explains why things have been quiet for a little while, but things should start moving along now.

8. PH1681 TO COMMENT ON THE PLANNING APPLICATIONS AS FOLLOWS:-

PH1682 – LW/23/0332 14 Keymer Avenue

It was proposed that the Committee support this planning application.

Proposed by: CLlr Sharkey Seconded by: CLlr Gallagher
The Committee **resolved** to **support** this planning application.

PH1683 – LW/23/0373 20 Southview Road

The Chair introduced this application, CLlr Alexander raised a query about the balcony that appears on the plans.

It was proposed that the Committee support this planning application.

Proposed by: CLlr Wood Seconded by: CLlr Gallagher
The Committee **resolved** to **support** this planning application.

PH1684 – LW/23/0395 1 Bramber Avenue

The Committee discussed the application, including how the reasons for the District Council refusing the previous application have now been addressed.

It was proposed that the Committee support this planning application.

Proposed by: CLlr Seabrook Seconded by: CLlr Wood
The Committee **resolved** to **support** this planning application.

PH1685 – LW/23/0385 273 South Coast Road

There was a lengthy discussion on the application.

It was proposed that the Committee object to this planning application on the grounds that the transport plan is inadequate, the application goes against LDC Local Plan Part 2 policy DM25(2) and policy PT1 of the emerging Neighbourhood Development Plan, that there is no net biodiversity gain, and that the Committee also had concerns over the effect on access to the Dell park.

Proposed by: CLlr Gallagher Seconded by: CLlr Seabrook
The Committee **resolved** to **object** to this planning application.

PH1690 – LW/23/0374/CD 53 Steyning Avenue

The Committee **noted** this discharge of conditions application.

9. TO COMMENT ON THE FOLLOWING TPO APPLICATIONS:-

PH1686 – TW/22/0097/TPO 14 Anzac Close

It was proposed that the Committee support this TPO application.

Proposed by: Cllr Wood Seconded by: Cllr Gallagher
The Committee **resolved** to **support** this works to trees application.

PH1687 – TW/23/0054/TPO 2 Louvain Gardens

There was a lengthy discussion on this application.

It was proposed that the Committee object to this application on the grounds of loss of biodiversity, totally contrary to Lewes District Council Local Plan part 2 policy DM25 (4), the value to public amenity of the trees is well documented in the public representations associated with planning application LW/21/0014, and concerns about bats habitat being affected by the removal of the trees, something raised in a letter sent by the owners of the trees in response to application LW/21/0014 (attached for convenience) and by other public representations.

In addition, it is unclear whether the LPA have been informed about the damage already caused to these trees, and the Committee request whether or not this is the case, that Officers take the appropriate enforcement action.

Proposed by: Cllr Wood Seconded by: Cllr Gallagher
The Committee **resolved** to **object** to this works to trees application.

PH1688 – TW/23/0055/TPO 2 Louvain Gardens

It was proposed that the Committee object to this application citing the same reasons as the objects raised in item PH1687.

Proposed by: Cllr Gallagher Seconded by: Cllr Wood
The Committee **resolved** to **object** to this works to trees application by majority, with 2 abstentions.

PH1689 – TW/23/0058/TPO 3 Stanley Road

It was proposed that the Committee support this TPO application.

Proposed by: Cllr Gallagher Seconded by: Cllr Seabrook
The Committee **resolved** to **support** this works to trees application.

10. PH1691 TO NOTE PLANNING & HIGHWAYS COMPLAINTS SINCE THE LAST MEETING

The Committee **noted** the complaints.

11. PH1692 TO REVIEW AND UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED

The Chair gave an update about the Pelham Rise bus stops following a meeting with an East Sussex County Council Officer. The Action Plan is to be updated to include monitoring the improvements that ESCC will be making.

Cllr Seabrook thanked Cllr Campbell and Cllr Gordon-Garrett for their work in progressing this item.

The Deputy Clerk informed the Committee that the TFG looking into the South Coast Road public realm is yet to meet and make recommendations to Committee regarding the advertising on planters, and that as a result of this a local business who has enquired some time ago about advertising has not yet had a response.

Cllr Gallagher informed the Committee that this TFG is yet to meet, and could an updated list of TFGs be circulated to ensure the correct members are included in the meeting.

The Chair also informed the Committee that the allotment noticeboard has now been installed.

12. PH1693 DATE OF NEXT MEETING 15TH AUGUST 2023 AT 7.30PM.

The next meeting of this Committee was confirmed for 15th August 2023.

1 member of the public left at this point (20:38)

CONFIDENTIAL

In accordance with Standing Order 3(d) and the Public Bodies (Admission to Meetings) Act 1960, Section 1, in view of the confidential nature of the business to be transacted, the public and press are excluded from the discussion of the following items:-

13. PH1694 TO NOTE THE RESPONSE FROM THE CHAIR OF COUNCIL TO A COMPLAINT REGARDING THE PLANNING AND HIGHWAYS COMMITTEE.

Cllr Seabrook summarised the complaint and the response.

It was proposed that the consultation deadline date of planning applications be added to future agendas which will allow Committee the option to defer responses to future meetings if the dates allow.

Proposed by: Cllr Seabrook Seconded by: Cllr Campbell

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

There being no further business the meeting ended at 20:47.

Detailed Income & Expenditure by Budget Heading 09/08/2023

Month No: 4

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>200 Planning & Highways</u>							
4851 Noticeboards	994	650	(344)		(344)	152.9%	994
4852 Monument & War Memorial	0	600	600		600	0.0%	
4853 Street Furniture	0	600	600		600	0.0%	
Planning & Highways :- Direct Expenditure	<u>994</u>	<u>1,850</u>	<u>856</u>	<u>0</u>	<u>856</u>	<u>53.7%</u>	<u>994</u>
4101 Repair/Alteration of Premises	265	2,000	1,735		1,735	13.2%	
4111 Electricity	5	1,092	1,087		1,087	0.5%	
4171 Grounds Maintenance Costs	0	500	500		500	0.0%	
4850 Grass Cutting Contract	9,041	9,041	0		0	100.0%	
Planning & Highways :- Indirect Expenditure	<u>9,311</u>	<u>12,633</u>	<u>3,322</u>	<u>0</u>	<u>3,322</u>	<u>73.7%</u>	<u>0</u>
Net Expenditure	<u>(10,305)</u>	<u>(14,483)</u>	<u>(4,178)</u>				
6000 plus Transfer from EMR	994						
Movement to/(from) Gen Reserve	<u>(9,311)</u>						
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	10,305	14,483	4,178	0	4,178	71.2%	
Net Income over Expenditure	<u>(10,305)</u>	<u>(14,483)</u>	<u>(4,178)</u>				
plus Transfer from EMR	994						
Movement to/(from) Gen Reserve	<u>(9,311)</u>						

Agenda Item: PH1702

Committee: Planning & Highways

Date: August 15th 2023

Title: East Sussex Bus Service Improvement Plan (BSIP) Proposals for Peacehaven

Report Authors: Mary Campbell and David Seabrook

Purpose of Report: To inform councillors and residents

Introduction

ESCC has announced a plan for improving the A259 bus service between Telscombe and Eastbourne. Government Funding has been secured on condition that the works are completed very fast: the result is that the consultation closes on Monday September 25. The proposals cover three sites: Telscombe and Peacehaven west of Roderick Avenue, Newhaven (Town centre to Denton roundabout) and Eastbourne (three sites). On September 7, there will be in-person consultation events at Telscombe Town Hall (morning, 10am-1pm) and Community House Peacehaven (afternoon, 2pm-5pm). The number of people who will receive information through their doors is small. Full details including feedback survey are available at <https://consultation.eastsussex.gov.uk/economy-transport-environment/busprioritymeasures>. News of the proposals reached Peacehaven councillors just before the public consultation opened on July 31.

Background

These proposals form part of a nationwide National Bus Strategy programme. The objectives of the proposed measures are stated to be: Improving bus reliability; reducing congestion and improving traffic flow; increasing bus use; supporting development of a realistic and reliable alternative to the car and the county's focus on achieving net zero emissions by 2050 at the latest; and creating safer options for e.g. pedestrians and cyclists.

The Peacehaven proposals are in three parts. Maps 13 and 14 illustrate the widening of the carriageways to accommodate intermittent new bus lanes in both directions between Telscombe Tye and the A259 junction with Central Avenue. These do not look controversial to us (though no doubt they could be improved as a result of the consultation). The third, however, raises many issues, as does the failure to propose any improvements east of the Roderick Avenue lights.

The proposals shown on map 15 show abolition of the roundabout at the junction of the A259 with Sutton Avenue – Sutton Avenue is the road that leads up to the Meridian Centre and becomes Roderick Avenue further north. It seems that the junction will be governed by traffic lights, with pedestrian crossings both on Sutton Avenue and on the A259. A new west-bound bus lane will take over the current southern pedestrian pavement. It is proposed that a new shared pedestrian/cycle path will be installed on ground taken from the Dell Park. The new bus lane will be westbound only and stretch from the west end of the Yemeni cafe to just before the Rowe Avenue junction.

Analysis

We have asked the BSIP team many questions about this proposal and we hope the answers will arrive in time to be circulated separately before the P&H Committee meeting on August 15. The first question was the estimated gain for buses, even assuming no secondary effects. Living close to the roundabout, we have seldom if ever observed buses being significantly held up by that roundabout: the main obstacle to faster passage of buses in the area is the Roderick Avenue lights and tailback from them. There will be no bus lane on the 500metre stretch between Rowe Avenue and Central Avenue: this presumably means that in times of heavy traffic buses will be held up there even after implementation of the new bus lanes. We also fear the secondary effects on car traffic. Sutton Avenue attracts much more traffic than Telscombe Cliffs Way, so many more cars will need to turn into or out of Sutton Avenue than at the Telscombe Cliffs Way traffic lights. Will this mean more backing up of cars in all

directions around the Sutton Avenue junction, which could in turn block buses east of Roderick Avenue and West of Rowe Avenue? Will this mean more traffic diversion along Arundel Road and St Peter's Avenue? All these issues will surely be exacerbated by the Morrisons construction traffic – it seems that the work on both would coincide – and by the increase in traffic from e.g. Saltdean and possibly Newhaven once the new big Morrisons store is open.

As for the proposed pedestrian/cycle shared path – is it really a good idea to mix the two? And will cyclists really get off and on their bikes just for 200 metres? What will happen to the playground? There is a restrictive covenant on the Dell allowing its use only for Leisure and Recreation.

An increase in stop-start traffic caused by traffic lights would also increase the level of pollution which would affect the elderly residents of adjacent properties including Neville Lodge and Homecoast House.

Finally, how long would the works take? And will closure of the A259 be required? If so, how will the Morrisons heavy lorries and other heavy construction traffic reach the Meridian site? And could the money be better spent? The roundabout has been improved recently with money from a section106 agreement with Barratts that was intended to increase the flow of traffic at the roundabout; this will have been totally wasted.

Conclusions

Our initial assessment is that the proposals for bus lanes west of Central Avenue may well be worthwhile and do not appear to pose any obvious big disadvantages. Subject to discussion at Committee and the views of Telscombe Town Council, we should welcome them. However, none of the proposals do anything to ease the difficulties faced by residents in East Peacehaven close to the A259. And, subject to the answers that we hope BSIP will provide, we fear that their proposals for the A259 along the north side of the Dell could have negative effects, even big negative effects and even on buses. Moreover, because Sutton Avenue is the main route to the A259 for all those living in north Peacehaven, and because of the option of diverting along St Peter's Avenue/Balcombe Road/ Arundel Road, a high proportion of residents are likely to be affected.

Recommendations

1. PTC should place posters of the proposals, especially those concerning the Sutton Avenue junction, on all noticeboards and on the PTC website, along with details of the September 7 events and website consultation address.
2. This Report should be sent to all councillors so that they can inform their constituents and participate in the discussion at P&H on August 15 if they wish to do so.
3. A5 leaflet replicas of the posters should be made available to councillors to distribute to addresses they think may be particularly affected.
4. A further Report should be brought to P&H meeting on September 5 for a recommended response to the consultation to Full Council on September 19.

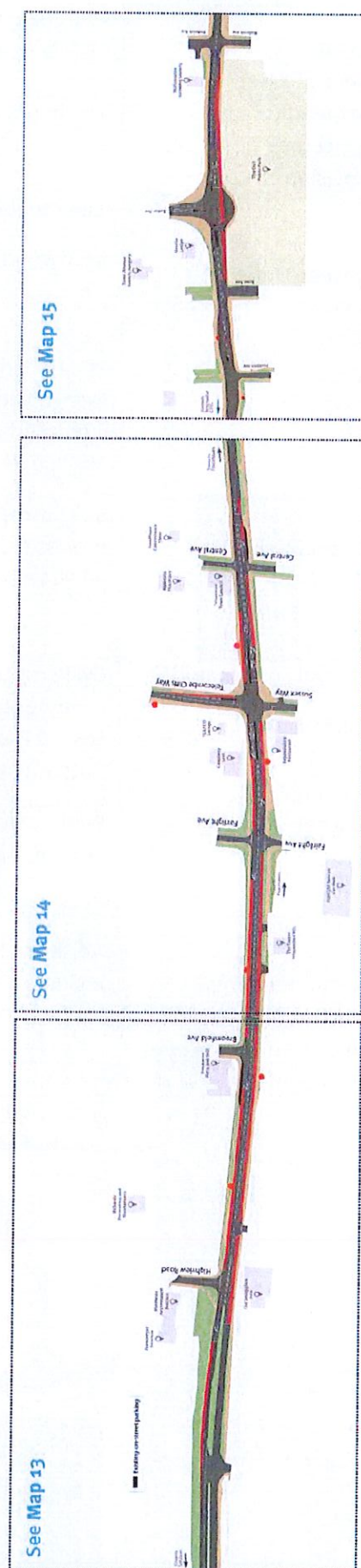
Implications

The Town Council has a duty to consider the following implications:

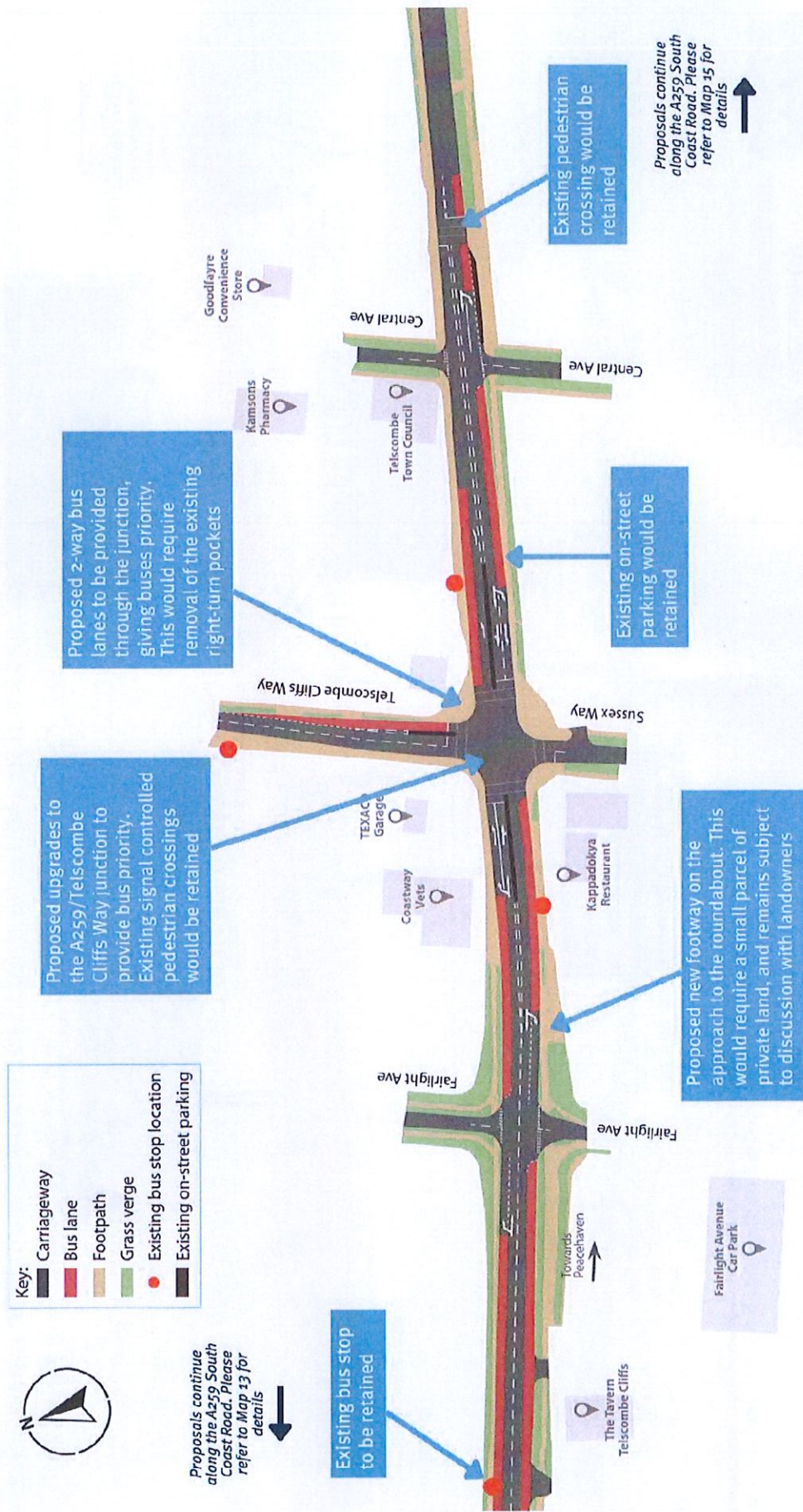
<u>Financial</u> <ul style="list-style-type: none">• Use of capital?• Replacement of asset?• Reduced expenditure?• Increased income?• Budget provision?	Opportunity cost of ESCC wasting a Government Grant? Possibility that money actually makes A259 in Peacehaven worse. Waste of Section 106 funds from Barratt's used to increase traffic flow at Sutton Avenue Roundabout
<u>Legal</u> <ul style="list-style-type: none">• UK Law?• Council Powers/Duties?• Lease/landlord responsibilities?	Duty to inform residents and advocate for them. Restrictive covenants on the Dell allow only leisure and recreational uses.
<u>Health & Safety</u> <ul style="list-style-type: none">• Accessibility?• Equalities?	Pedestrian crossings at Sutton Rd junction welcome , especially next to Neville Lodge. Increased pollution caused by stop/start traffic and increased queuing at junction of A259/Sutton Avenue would adversely affect elderly residents living in Neville Lodge and Homecoast House.
<u>Planning</u> <ul style="list-style-type: none">• LDC permission?• Planning Law?• Highways?	Bus passage along highways may be favourably affected by Telscombe proposals, but Sutton Avenue / A259 junction proposals may have adverse effects.
<u>Environmental and sustainability</u> <ul style="list-style-type: none">• AONB/SSSI/SDNPA?• Green spaces?• Walking/cycling?	Cycle route too short for effect and will encourage cycling on the pavement eastwards and westwards. Loss of greenspace with no plans for net gain biodiversity. Potential for accidents with combined cycle / walking path
<u>Crime and disorder</u> <ul style="list-style-type: none">• ASB?• Public safety?• Road safety?	Public safety will be improved with the inclusion of traffic light controlled crossings at Sutton Avenue Roundabout
<u>Social value</u> <ul style="list-style-type: none">• Charities/voluntary orgs?• Support for those in need?• Area improvements?• Community benefits?	Additional funding needed to move the childrens playground. Is this included?
<u>Climate</u> <ul style="list-style-type: none">• Carbon footprint?• Materials?• Recycling?	Increased Pollution / CO2 emissions caused by stop / start and stationary traffic. Electric vehicles also pollute through increased tyre and brake wear.

Peacehaven A259 Corridor

- Provision of dedicated bus lanes in both directions of the A259 South Coast Road. This will complement the existing bus lanes along the A259 between Peacehaven, Telscombe Cliffs and Brighton.
- Junction upgrades, including signalisation of the A259/Sutton Avenue junction with pedestrian crossing facilities.
- Proposed new shared-use pedestrian/cycle path through The Dell Park.
- New and upgraded pedestrian crossings.
- Signal upgrades with bus priority at the A259 South Coast Road/Telscombe Cliffs Way junction.



Map 14: Package two proposed scheme Peacehaven A259 Corridor Section 2 of 3

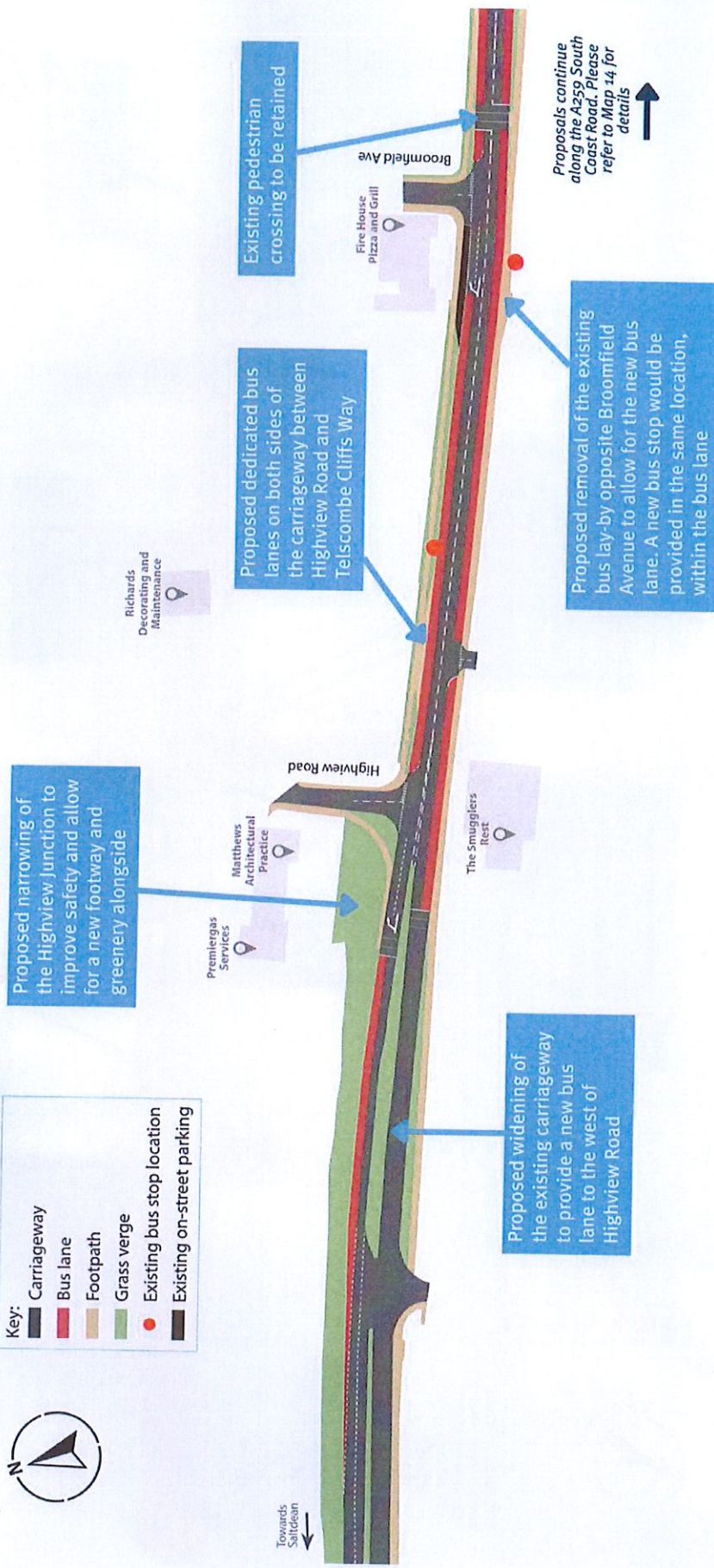


Map 13: Package two proposed scheme Peasehaven A259 Corridor Section 1 of 3



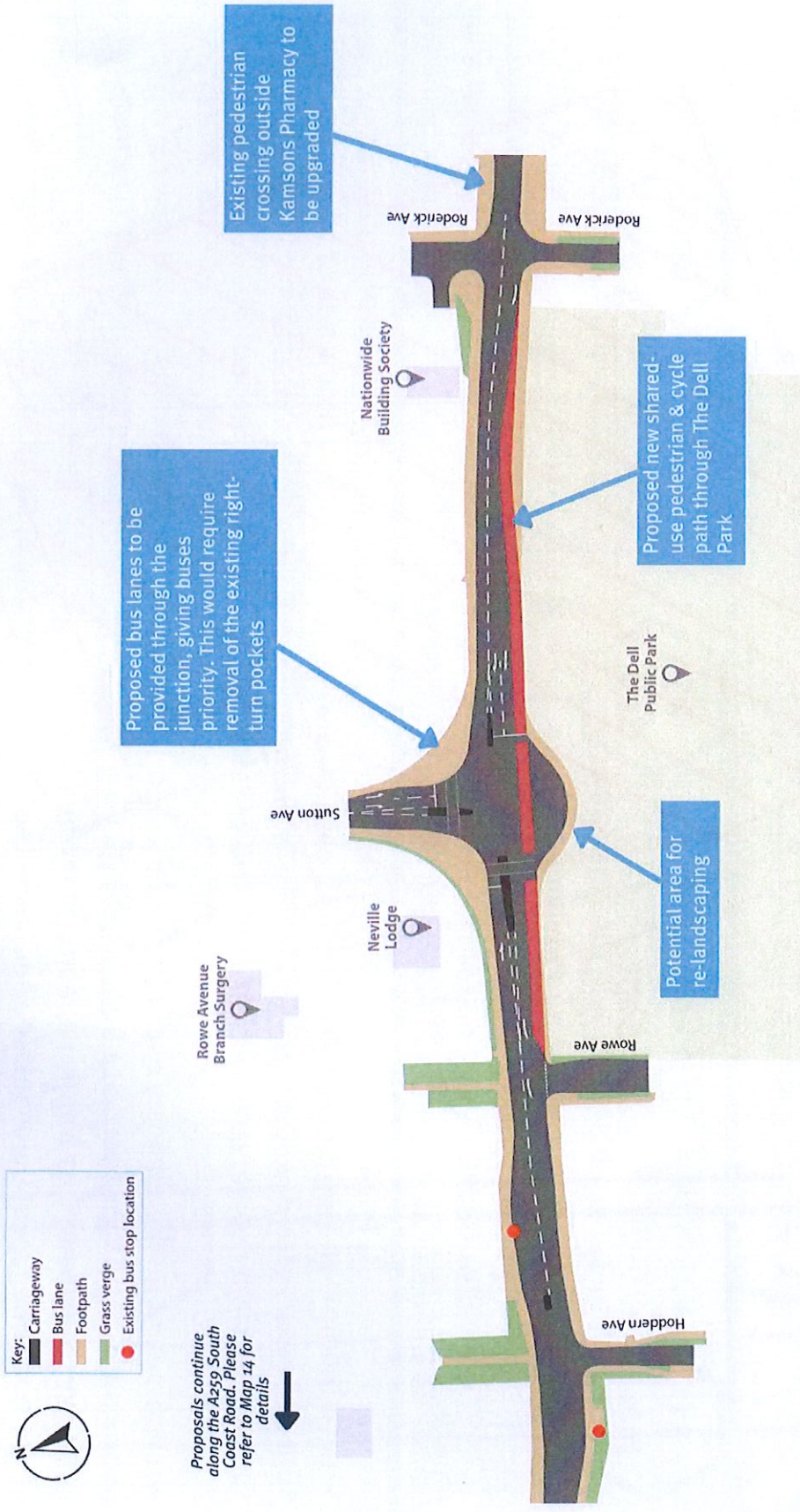
Key:

	Carriageway
	Bus lane
	Footpath
	Grass verge
	Existing bus stop location
	Existing on-street parking







Map 15: Package two proposed scheme Peacehaven A259 Corridor Section 3 of 3





 Lewes District Council Estates & Valuation Services	<u>THE DELL, SOUTH COAST ROAD,</u> <u>PEACEHAVEN.</u>			N 	
	O.S. MAP REF:	DEED PACKET NO:	SCALE:		PLAN NO:
	TQ 4001SE & 4000NE	624,630,646,827,663	1:1250		EVS 15/95
<small>Reproduced from the Ordnance Survey map with the sanction of the Controller of H.M. Stationery Office. Crown copyright reserved.</small>					
				REV: A	

- 6 -

SECOND SCHEDULE

The Documents

- (1) The 1967 Conveyance
- (2) The 1974 Conveyance
- (3) The 1969 Conveyance
- (4) The 1968 Conveyance
- (5) A Licence dated 11th May 1989 and made between Lewes District Council (1)
Peacehaven Town Council (2)
- (6) The 1971 Conveyance

THIRD SCHEDULE

(Stipulations)

- (1) The Land is to be used solely for leisure and recreational purposes
- (2) To maintain forever after all fencing on the Property

FOURTH SCHEDULE

(Rights Reserved)

SIGNED as a DEED by)
the said CATHERINE KNIGHT)
in the presence of:-)

SIGNED as a DEED by)
the said Purchaser in the)
presence of:-)

b/saleag/lndthedell

Clerk Tony Allen
Peacehaven Town Council
Meridian Centre
Meridian Way
Peacehaven
BN10 8BB

Tuesday, August 8, 2023

BY EMAIL

Dear Clerk Tony Allen,

PROPOSED BASE STATION UPGRADE AT CTIL_115489 23, PEACEHAVEN FOOTBALL CLUB, PIDDINGHOE AVENUE, PEACEHAVEN, BN10 8RH (NGR: 541950, 101297)

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone have identified this site as suitable for an equipment upgrade for VMO2 (trading as O2).

The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and VMO2 are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of VMO2's network improvement program, there is a specific requirement for a radio base station upgrade at this location to improve 3G, 4G and provide new 5G network coverage in the local area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site: -

Our technical network requirement is as follows:

- CTIL_115489 23, Peacehaven Football Club.
- To improve 3G, 4G and provide new 5G network coverage for VMO2 in the local area.

We consider the best solution is as follows:

- Peacehaven Football Club, Piddinghoe Avenue, Peacehaven, BN10 8RH (NGR: 541950, 101297)
- The proposed upgrade comprises of the removal and replacement of 6no. existing antennas with 6no. new antennas, the installation of 1no. 300mm dish, the removal and replacement of 1no. existing cabinet with 1no. new cabinet, internal cabinet works and ancillary works thereto.
- This option has been chosen as it utilises an existing installation which will improve coverage with minimal changes to the equipment, reducing the visual impact on the surrounding area as far as technically possible.

The Local Planning Authority mast register and the Development Plan have been taken into account and the planning history of the site has been examined.

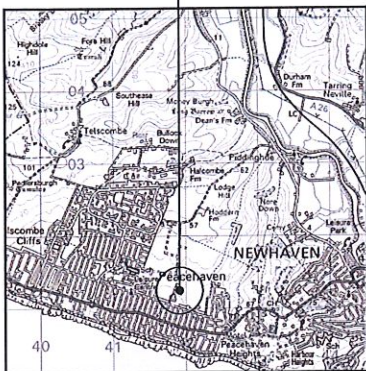
All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number CTIL_115489 23)

Yours faithfully,

SITE LOCATION



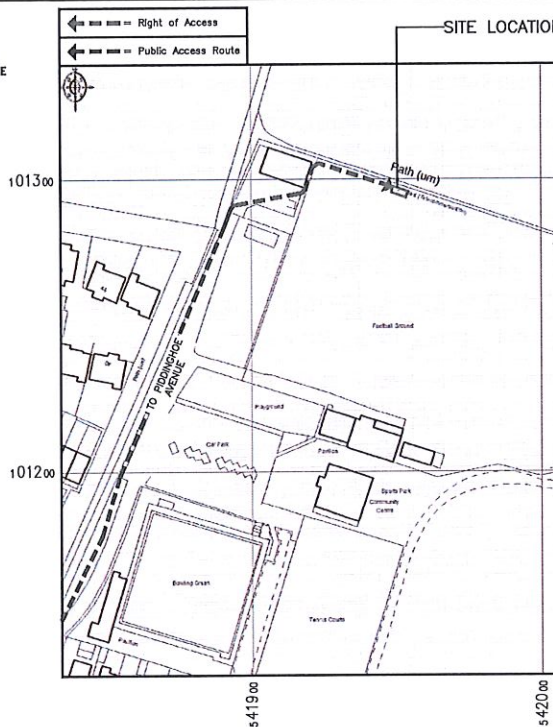
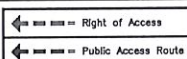
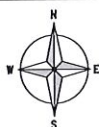
0 1km 2km
Scale

SITE LOCATION (Scale 1:50000)

Based upon Ordnance Survey map extract
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SITE PHOTOGRAPH



DETAILED SITE LOCATION (Scale 1:1250)

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Licence No. 100047947

50 25 0 50 100
ORIGINAL SCALE AT A3 - 1:1250 ALL DIMENSIONS IN METRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
N.G.R. E: 541950 N: 101297

DIRECTIONS TO SITE:
HEAD SOUTH-WEST ON M23, CONTINUE ONTO A23,
USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT,
GO THROUGH 1 ROUNDABOUT, AT PATCHAM
INTERCHANGE, TAKE THE 2ND EXIT ONTO THE A27
RAMP TO LEWES/NEWHAVEN, MERGE WITH A27, AT
ASHBOURNE ROUNDABOUT, TAKE THE 2ND EXIT AND
STAY ON A27, AT SOUTHERHAM ROUNDABOUT, TAKE
THE 2ND EXIT AND STAY ON A27, AT BEDDINGHAM
ROUNDABOUT, TAKE THE 2ND EXIT ONTO A26, AT
THE ROUNDABOUT, TAKE THE 1ST EXIT ONTO
DROVE RD/B2109, AT THE ROUNDABOUT, TAKE THE
1ST EXIT ONTO A259, TURN LEFT ONTO BRIGHTON
RD/A259, CONTINUE TO FOLLOW A259, TURN RIGHT
ONTO PIDDINGHOE AVE, GO THROUGH 1
ROUNDABOUT, FOLLOW THE ACCESS ROAD, SITE AT
THE END ON ACCESS ROAD

NOTES:

REVISIONS
A. Initial for Approval SW MA 21.07.23
REV MODIFICATION BY CH DATE



CORNERSTONE-SOUTH EAST

Cell Name Opt.
PEACEHAVEN FOOTBALL CLUB -

Cell ID No

CORNERSTONE	VMO2	VF
11548923	038288	N/A

Site Address / Contact Details

PIDDINGHOE AVENUE
PEACEHAVEN
EAST SUSSEX
BN10 6RH

Drawing Title SITE LOCATION MAPS

Purpose of Issue PLANNING

Drawing Number 100

Drawn By SW Date 21.07.23 Checked AB Date 21.07.23 Pack Issue A

These drawings comply with VMO2 Standard ICNIRP guidelines,
Designed in accordance with Cornerstone documents: SDN008 Rev 5.1

SDN008 Version 1.3



GRASS
FIELD

APPROX.
HEDGE HEIGHT
1.300m AGL

GRASS
VERGE

EXISTING 1.83m HIGH TIMBER FENCE

EXISTING VM02 METER CABINET ON CONCRETE
BASE C/W SINGLE PHASE 100A DNO SUPPLY

EXISTING 1.03m HIGH STEEL SPECTATOR BARRIER

EXISTING VM02 110V FLATPACK
RACK ON CONCRETE BASE

EXISTING VM02 110V FLATPACK
RACK ON CONCRETE BASE

EXISTING VM02 E-TEX 2ND GEN
PDU CABINET ON CONCRETE
BASE C/W 1x EQUIPMENT

FOOTBALL
GROUND

SOUTH WEST
ELEVATION

EXISTING SITE PLAN
(1:50)

2000 1000 0 1000 2000 3000 4000
ORIGINAL SCALE AT A3 - 1:50 ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
N.G.R E: 541950 N: 101297

NOTES:

Rev A Issued for Approval SW MA 21/07/23
REV MODIFICATION BY CH DATE

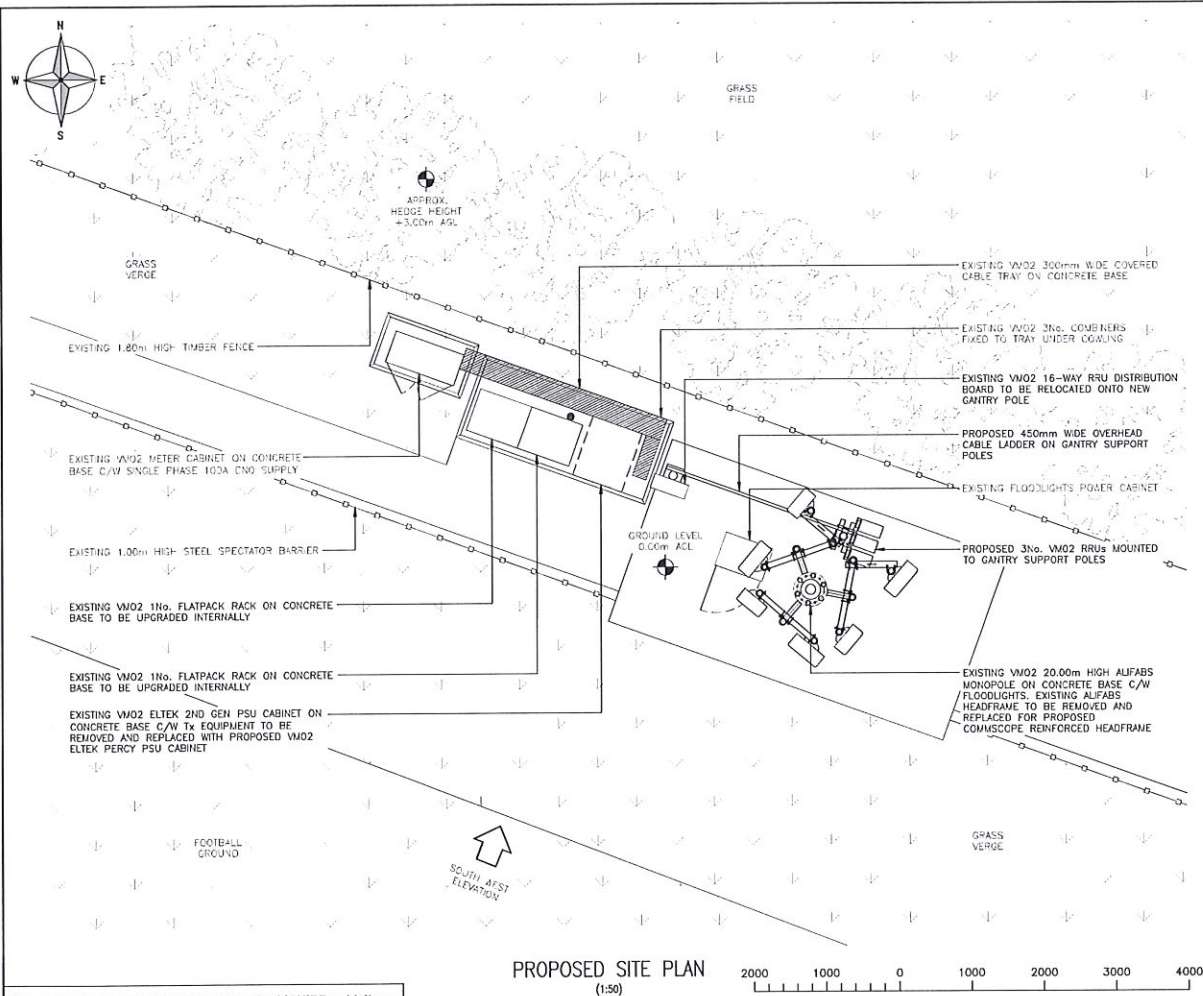


Cell Name		Opt
PEACEHAVEN FOOTBALL CLUB		---
Cell ID No		
CORNERSTONE	VM02	VF
11548923	038288	N/A

Site Address / Contact Details
PIDDINGHOLE AVENUE
PEACEHAVEN
EAST SUSSEX
BN10 8RH

Drawing Title		EXISTING SITE PLAN
Purpose of issue		PLANNING
Drawing Number		200
Drawn	GP	Original Sheet Size
SW	Date	A3
21/07/23	Checked	Doc
AB	21/07/23	Issue
		A

SDN1003 Version 1.3



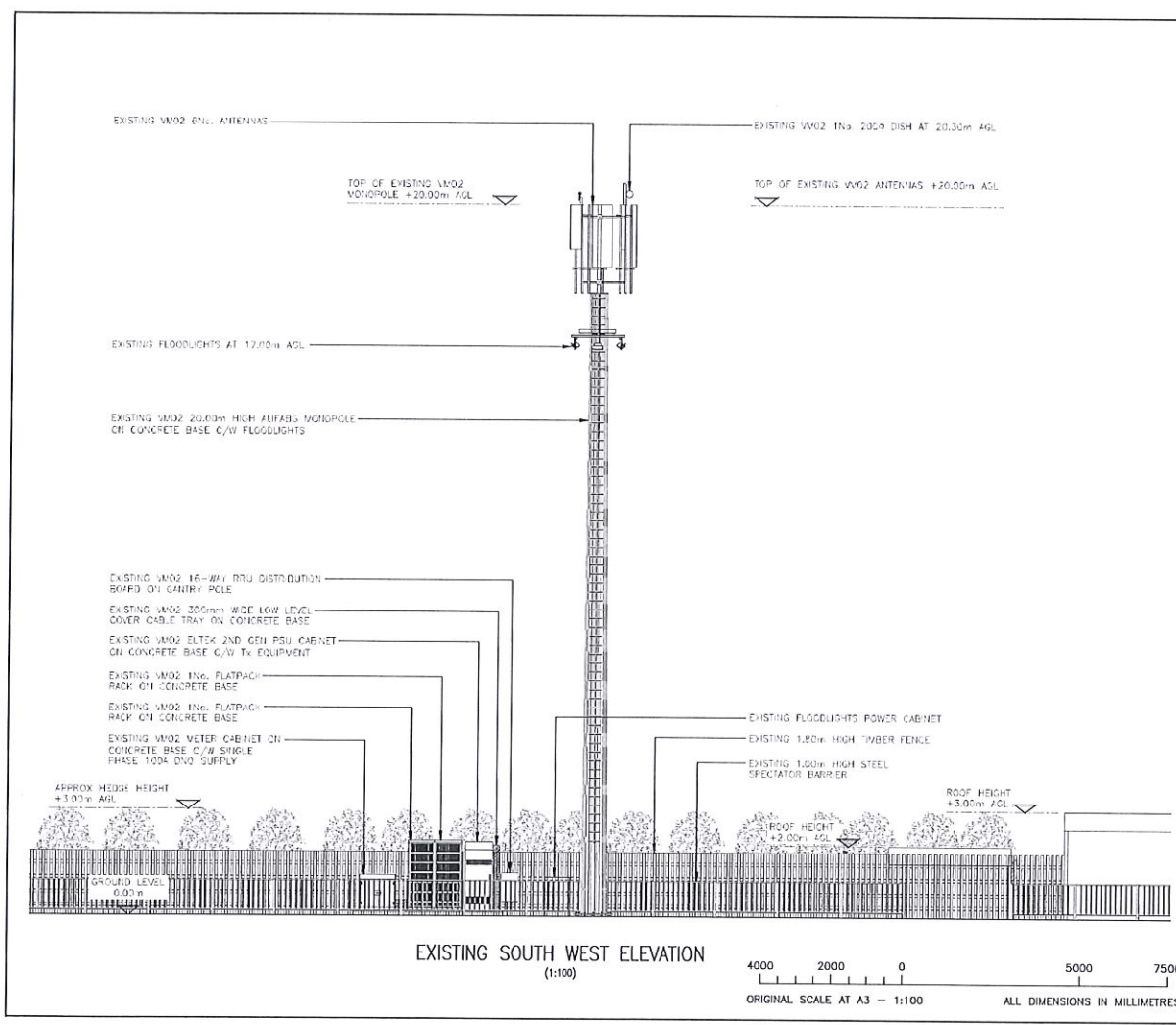
These drawings comply with VMO2 Standard ICNIRP guidelines,
Designed in accordance with Cornerstone documents: SDN0008 Rev 5.1

PROPOSED SITE PLAN
(1:50)

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Drawing Title: PROPOSED SITE PLAN													
Purpose of issue: PLANNING			Dwg Rev										
Drawing Number: 201			A										
Surveyed By: GP		Original Sheet Size: A3	Pack Issues										
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SDN0008 Version 1.3



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

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REV	MODIFICATION	BY	CH	DATE

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SW WA 21.07.23

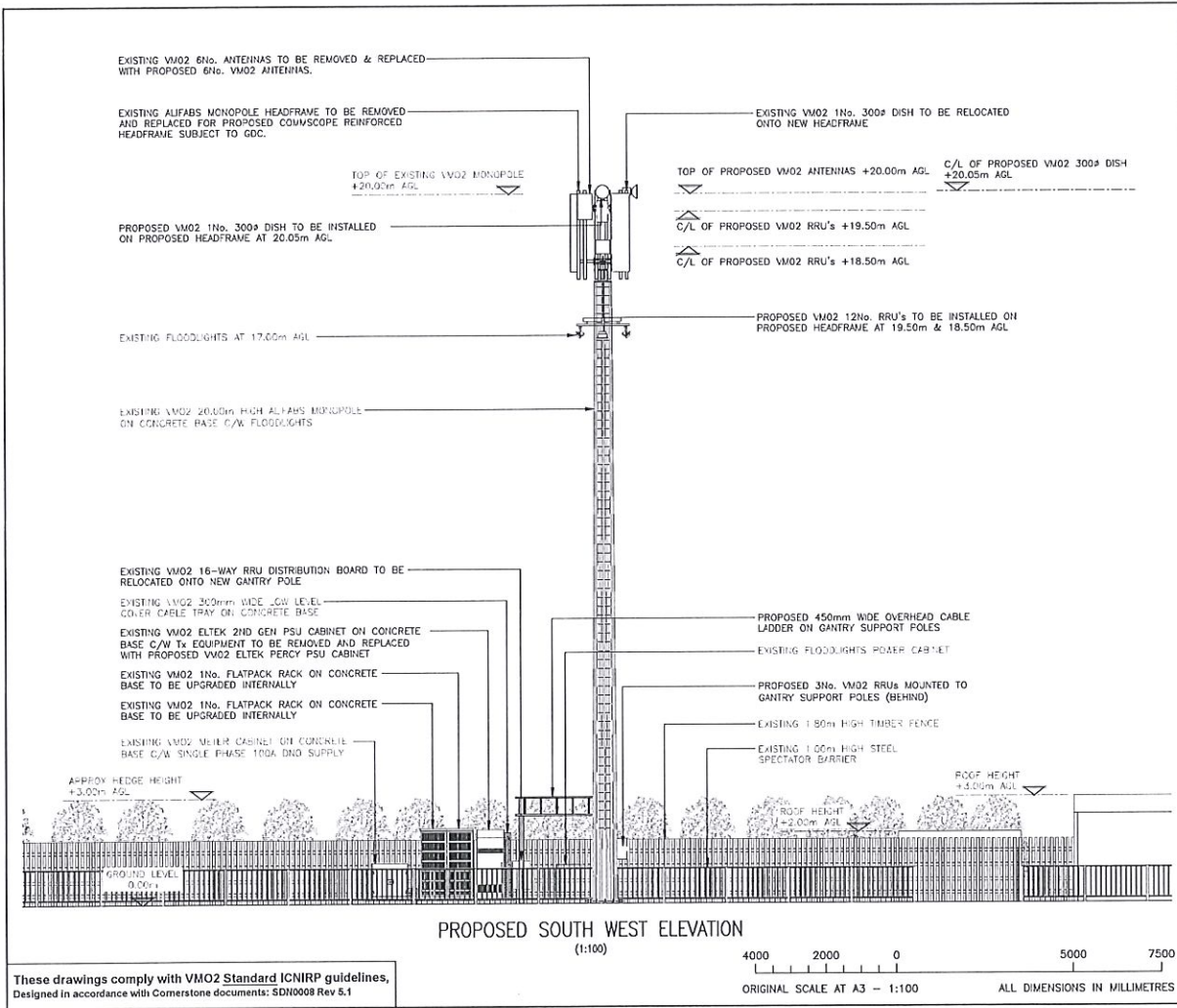
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CORNERSTONE-SOUTH EAST

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Drawing Title	EXISTING SITE ELEVATION
Purpose of Issue	PLANNING
Drawing Number	300
Drawn By	CP
Drawn	SW
Date	21.07.23
Original Sheet Size	A3
Checked	AB
Date	21.07.23
Pack Issue	A

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CORNERSTONE-SOUTH EAST			
Cell Name			Opt
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Agenda Item: PH1703

Committee: Planning and Highways

Date: August 6 2023

Title: Tree Preservation Orders

Report Authors: Mary Campbell and Kiera Gordon-Garrett

Purpose of Report: For information and to give effect to TPOs

Introduction

Tree Preservation Orders (TPOs) can be applied to individual trees, groups of trees and areas of woodland and have no finite end date. Rural hedgerows can also be protected, especially if they are long-established and more than 20 metres long. One of the purposes of woodland area TPOs is to protect ecosystems rather than 'just' individual trees. TPOs are applied and enforced by local planning authorities, though anyone can request the imposition of a TPO. The penalty for destroying a protected tree can be as much as £20,000, while penalties of up to £2,500 can be applied for damaging a tree protected by a TPO. Penalties are applied by magistrates after successful court action initiated by the local planning authority.¹

The importance of trees and woodland, especially if large/long-established, is now widely recognised and documented, for example by the Woodland Trust. The older the trees, the more carbon they store. We are not experts, but, so far as we can see, cutting down an old tree releases carbon dioxide into the air faster than it can be absorbed by a newly planted tree. There is increasing evidence of trees' benefit for human health. They provide homes for all forms of animal/bird/insect life and promote biodiversity. They protect against flooding. In Peacehaven (and LDC generally) trees are in short supply relative to the grassland that characterises the South Downs National Park (including Telscombe Tye). Protecting our few remaining woodland areas and outstanding individual trees should surely be the minimum aim for our Committee's policy.

Background

In 1992, Lewes District Council (LDC) imposed a Tree Preservation Order (TPO) on eight areas of woodland (and one group of trees) in the Valley Road Area of Peacehaven. LDC's Tree Preservation Order (No17) 1992 stated: 'The ground on which the above-named order has been made is that it is expedient in the interests of amenity to make provision for the preservation of eight areas and one group of trees.' These are labelled on the attached map respectively as areas A1-8 and Group G1. Local landowners and tenants were informed.

In 2021, an application for planning permission to build two houses on land bordering the TPO (Area A1 on the attached map, where areas are bounded by dotted lines) was launched. The planning application (which also included six bungalows on the other side of Downs Walk) was successful and the building work is under way. This work has threatened the future of five outstanding large macrocarpa trees as well as five Leylandii trees within the TPO: branches have already been damaged as a result of development activity and the building of the two new houses threatens the root system of the trees. An application has now been launched by the owner of the land where these trees are rooted for permission to cut them down (TW/23/0054/TPO and TW/23/0055/TPO).

In 2023, another planning application was launched that appears to involve building on or very close to the same A1 area of the TPO, as well as landscaping that would damage or destroy woodland protected by it (LW/23/0329, land next to 61 Downs Walk). No decision has yet been taken on this application.

Analysis

¹ For further information see <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

The applicants in two planning applications on Downland Walk were apparently not aware of the TPO set up 30 years ago.

Conclusions

What this suggests is that everyone who now lives in or adjacent to the TPO areas/sites with individual TPOs should be sent reminders about them, as should the owners of such land if they live elsewhere.

By extension, it would be helpful if we knew the whereabouts of other Peacehaven TPOs so that when planning applications come before this committee we can take account of TPOs where appropriate.

Recommendations

1. LDC TPO officers be asked to publish a map of all TPOs and TPO areas in Peacehaven (as eg Tunbridge Wells has done)
2. Copies of the 1992 TPO order be hand delivered as soon as possible by volunteer councillors to all dwellings within or bordering the Valley Road TPO areas.
3. Over time, LDC TPO officers be asked to identify all current land-owners affected by ALL TPOs in Peacehaven and send copies to them so that the Downlands Walk problems are not repeated and Peacehaven's few remaining bits of woodland/outstanding individual trees are protected.

Implications

The Town Council has a duty to consider the following implications:

<u>Financial</u> <ul style="list-style-type: none"> • Use of capital? • Replacement of asset? • Reduced expenditure? • Increased income? • Budget provision? 	n/a
<u>Legal</u> <ul style="list-style-type: none"> • UK Law? • Council Powers/Duties? • Lease/landlord responsibilities? 	UK law: TPO enforcement, legal protection of trees Council duty: to report illegal activity
<u>Health & Safety</u> <ul style="list-style-type: none"> • Accessibility? • Equalities? 	n/a
<u>Planning</u> <ul style="list-style-type: none"> • LDC permission? • Planning Law? • Highways? 	Planning law on trees and woodland Requests to LDC re application of TPOs and enforcement
<u>Environmental and sustainability</u> <ul style="list-style-type: none"> • AONB/SSSI/SDNPA? • Green spaces? • Walking/cycling? 	Trees, especially large established trees, reduce CO2. Peacehaven is short of trees and protecting them is therefore a particular priority. Importance of big trees and woodland for wildlife specific to woodland habitat. The mainly grassland character of the South Downs National Park places a premium on woodlands and trees in the vicinity.
<u>Crime and disorder</u> <ul style="list-style-type: none"> • ASB? 	n/a

<ul style="list-style-type: none"> • Public safety? • Road safety? 	
<u>Social value</u> <ul style="list-style-type: none"> • Charities/voluntary orgs? • Support for those in need? • Area improvements? • Community benefits? 	Trees benefit mental health and cutting them down damages areas and communities. Cutting down woodland and trees damages the Area in important ways.
<u>Climate</u> <ul style="list-style-type: none"> • Carbon footprint? • Materials? • Recycling? 	See Environmental above. Replacing existing trees with newly planted alternatives increases our carbon footprint.

Appendices/Background papers

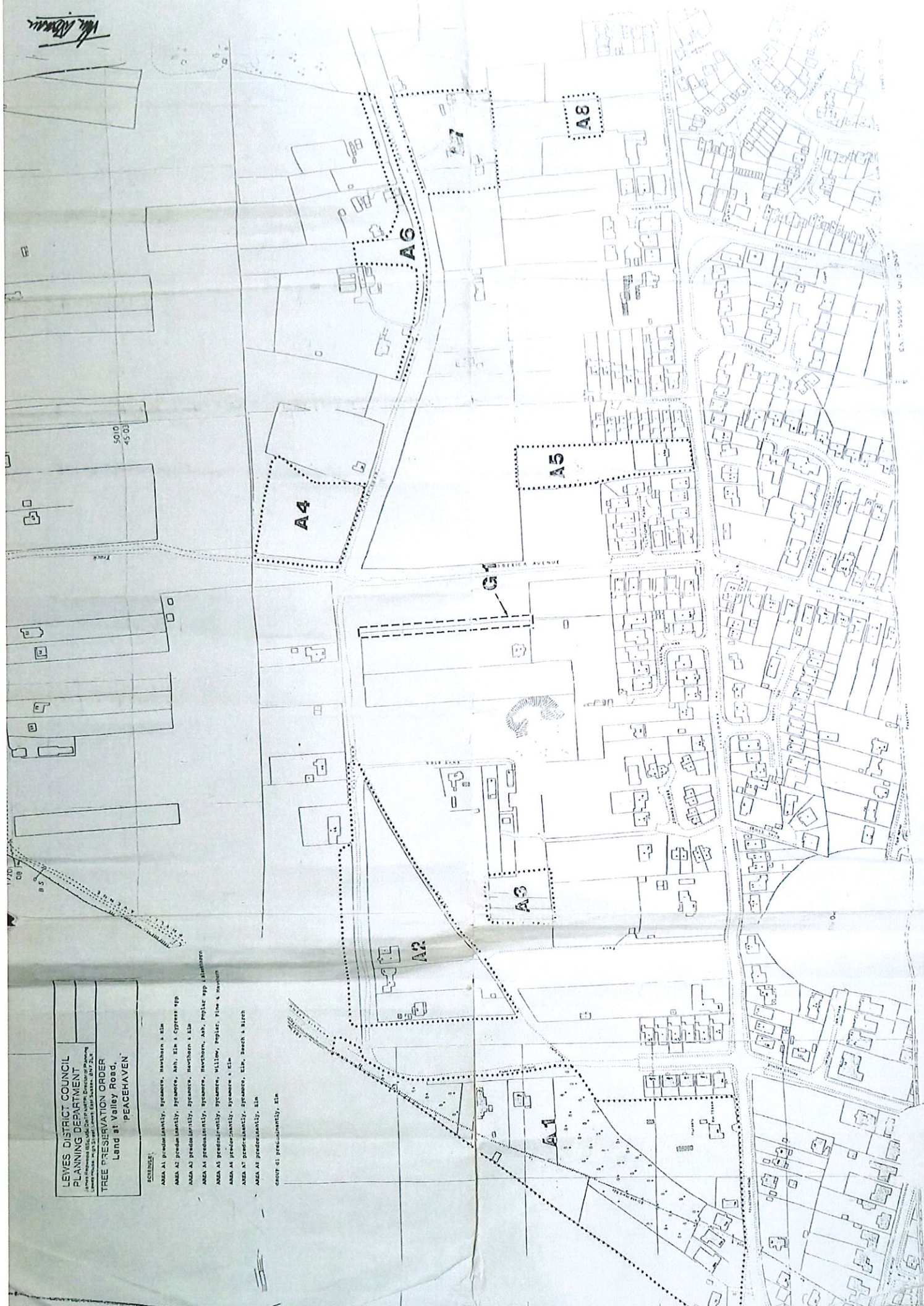
Map of individual TPOs in Valley Rd Area
1992 TPO document
1992 LDC letter

W. A. Smith

**LEWES DISTRICT COUNCIL
PLANNING DEPARTMENT**
Lewes District Council, District Planning
Department, 100, South Street, Lewes, Sussex BN7 2JL
TREE PRESERVATION ORDER
Land at Valley Road,
PEACEHAVEN

- SCHEDULE**
- AREA A1 Broadland, Gypsies, Travellers & Elm
 - AREA A2 Broadland, Gypsies, Travellers, Ash, Elm & Cypress spp
 - AREA A3 Broadland, Gypsies, Travellers, Hawthorn & Elm
 - AREA A4 Broadland, Gypsies, Travellers, Ash, Poplar spp, Hawthorn
 - AREA A5 Broadland, Gypsies, Travellers, Willow, Poplar, Elm & Hawthorn
 - AREA A6 Broadland, Gypsies, Travellers & Elm
 - AREA A7 Broadland, Gypsies, Elm, Birch & Birch
 - AREA A8 Broadland, Elm

GROUP 01 Broadland, Elm



Town and Country Planning Act 1990

LEWES DISTRICT COUNCIL

(LAND AT VALLEY ROAD, PEACEHAVEN)

TREE PRESERVATION ORDER (No 17) 1992

The Lewes District Council (in this Order called "the authority") in pursuance of the powers conferred in that behalf by section 198 and 201 of the Town and Country Planning Act 1990 and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order:-

1. In this Order:-

"the Act" means the Town and Country Planning Act 1990;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the secretary of State" means the Secretary of State for the Environment.

2. Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3. An application for consent made to the authority under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates and the operations for the carrying out of which consent is required.

4. (1) Where an application for consent is made to the authority under this order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

- (2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5. Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied -

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value.

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under Section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6. (1) Where consent is granted under this Order to fell any part of a woodland other than consent for silvicultural thinning then unless -

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
- (b) the authority (with any approval of the Secretary of State which may be required) dispense with replanting,

the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 204 of the Act, replant the said land in accordance with the direction.

- (2) Any direction given under paragraph (1) of this Article may include requirements as to -

- (a) species;
- (b) number of trees per acre (hectare);

- (c) the erection and maintenance of fencing necessary for protection of the replanting;
 - (d) the preparation of ground, draining, removal of brushwood, lop and top; and
 - (e) protective measures against fire.
7. On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a water authority since 31st March 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1st April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority, or the drainage board, under those byelaws and the condition or direction shall have effect accordingly.
8. The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this order, shall apply in relation thereto.
9. Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:
- Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.
10. In assessing compensation payable under the last preceding Article account shall be taken of:
- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under Section 198 of the Act, or under the terms of any Interim Preservation Order made under Section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and

- (b) any injurious affection to any land of the owner which would result from the felling of the trees the subject of the claim.
11. (1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the offices of the authority at Lewes House, High Street, Lewes, East Sussex.
- (2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the appeal.
12. Any question of disputed compensation shall be determined in accordance with the provisions of Section 117 of the Act.
13. It is directed that the provisions of Section 201 of the Act shall apply to this Order and the Order shall take effect on 15th December 1992.

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding £2,000 or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding level 4 on the standard scale on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree is removed, uprooted or destroyed in contravention of an Order or, except in the case of a tree to which the Order applies as part of a woodland, is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by Section 198(6) of the Act relating to trees which are dying or dead or have become dangerous it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than five days previous notice of the removal etc, should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. In respect of trees in a woodland it is sufficient to replace the trees removed, uprooted or destroyed by planting the same number of trees either on or near the land on which the trees removed, uprooted or destroyed stood or on such other land as may be agreed between the authority and the owner of the land, and (in either case) in such places as may be designated by the authority.

F I R S T S C H E D U L E

TREES SPECIFIED INDIVIDUALLY
(encircled in black on the map)

No on Map	Description	Situation
	NONE	

TREES SPECIFIED BY REFERENCE TO AN AREA
(within a dotted black line on the map)

No on Map	Description	Situation
A1	predominantly, Sycamore, Hawthorn & Elm)
A2	predominantly, Sycamore, Ash, Elm & Cypress spp)
A3	predominantly, Sycamore, Hawthorn & Elm)
A4	predominantly, Sycamore, Hawthorn Ash, Poplar spp & Blackthorn) Land at Valley Road,
A5	predominantly, Sycamore, Willow, Poplar, Pine & Hawthorn) Peacehaven
A6	predominantly, Sycamore, & Elm)
A7	predominantly, Sycamore, Elm, Beech & Birch)
A8	predominantly, Elm)

GROUPS OF TREES
(within a broken black line on the map)

No on Map	Description	Situation
G1	predominantly, Elm	(Land at Valley Road Peacehaven

WOODLANDS
(within a continuous black line on the map)

No on Map	Description	Situation
	NONE	

S E C O N D S C H E D U L E

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under Section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant.
- (3) the cutting down, uprooting, topping or lopping of a tree
 - (a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;
 - (b) by or at the request of
 - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) a water authority established under the Water Act 1973, or a drainage board constituted or treated as having been constituted under the Land Drainage Act 1976, where the tree interferes or would interfere with the exercise of any of the functions of such water authority, or

drainage board, in relation to the maintenance, improvement or construction of water courses or of drainage works; or

- (iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under Section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport where in the opinion of such Secretary of State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;
- (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
- (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden.

T H I R D S C H E D U L E

Provisions of the following parts of Part III of the Act as adapted and modified to apply to this Order.

75. Effect of planning permission

- (1) Without prejudice to the provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except insofar as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

77. Reference of applications to the Secretary of State

- (1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.
- (2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.
- (3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.
- (4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

- (5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.
- (6) The decision of the Secretary of State on any application referred to him under this Section shall be final.

78. Right of appeal against planning decisions and failure to take such decisions

- (1) Where an application is made to the authority for consent under the order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.
- (2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.
- (3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.
- (4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.
- (5) The decision of the Secretary of State on any appeal under this section shall be final.

Where an application for consent under the order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either:-

- (a) give notice to the applicant of their decision on the application; or

- (b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under Section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

97. Power to revoke or modify the consent under the Order

- (1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.
- (2) Subject to the provisions of Sections 46 and 61 of the Act an Order under this Section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modifications as he considers expedient.
- (3) Where an authority submit an Order to the Secretary of State for his confirmation under this Section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom the notice is served so requires, the Secretary of State, before confirming the order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.
- (4) The power conferred by this Section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

- (5) Where a notice has been served in accordance with the provisions of subsection (3) of this Section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this Section.

99. Procedure for Section 97 Orders : Unopposed Cases

- (1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such order") under section 97 above revoking or modifying any consent granted on

an application made under a Tree Preservation Order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

- (2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than fourteen days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.
- (3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.
- (4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.
- (5) If within the period referred to in subsection (2)(a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2)(b) of this section, take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 97 of the Act.
- (6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, or Part VII of the Act.

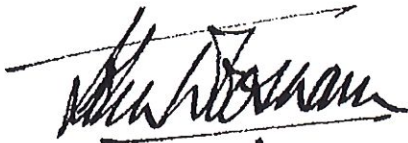
GIVEN under the Common Seal of the

Lewes District Council

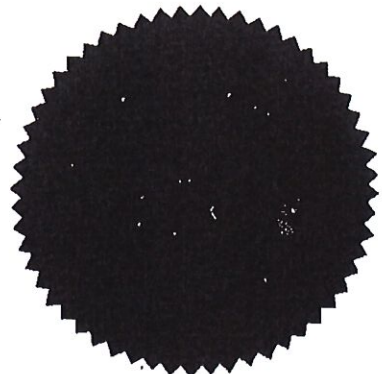
the

15th

day of December 1992



District Solicitor



174/92

Dated 15th December 1992

LEWES DISTRICT COUNCIL
(LAND AT VALLEY ROAD, PEACEHAVEN)

TREE PRESERVATION ORDER

(No 17) 1992

T R E E
P R E S E R V A T I O N
O R D E R

relating to
eight areas and one group of trees
on land at Valley Road
Peacehaven

bump/docs/tree

Lewes District Council

TOWN AND COUNTRY PLANNING ACT 1990
LEWES DISTRICT COUNCIL - LAND AT VALLEY ROAD, PEACEHAVEN
TREE PRESERVATION ORDER (No 17) 1992 SECTION 201

The ground on which the above-named Order has been made is that it is expedient in the interests of amenity to make provision for the preservation of eight areas and one group of trees.

A certified copy of the above-named order (and a map incorporated in it) has been deposited for inspection during office hours (Mondays to Fridays only) at the Council's Offices at Lewes House, High Street, Lewes.

Objections and representations with respect to the Order may be made to the District Secretary, Lewes House, High Street, Lewes, East Sussex in accordance with Regulation 7 of the Town and Country Planning (Tree Preservation Order) Regulations 1969, which reads as follows:-

- "(1) Every objection or representation with respect to an Order shall be made in writing to the authority and shall state the grounds thereof and specify the particular trees, groups of trees, or woodlands in respect of which it is made.
- (2) An objection or representation shall be duly made if it complies with paragraph (1) of this regulation and is received by the authority within 28 days from the date of the service of the Notice of the making of the Order."

The above-named Order contains a direction pursuant to Section 201 of the Town and Country Planning Act 1990, the effect of which is that the said Order took effect immediately on its making without previous confirmation by the authority.

Dated this 15th day of December 1992

A J Baty
.....
Acting District Secretary

Lewes District Council
Lewes House
High Street
LEWES East Sussex
BN72LX

Area	Category	Details of Complaint	Actions taken	Current Status
Misc/ Other	Road conditions	speeding along the cliff top/private road (telscombe)	1) spoke to TTC who will respond 2)emailed ESCC highways & gave contact details for the parking enforcement but advised that they are not parking illegally.	Closed
Misc/ Other	Misc/Other	damaged planter	planter secured by handyman referbishment starting next week.	Closed
Non PTC land	Grass verges	grass is very high and the darts are dangerous to the dogs	passed to ldc on the website should be starting today 24/7/23	Referred to LDC
Non PTC land	Overgrown paths	Call from resident about overgrown nettles and scrub along cycle path from South Coast Road to Downlands.	Reference number with ESCC WEE000476, also reported on Fix My Street. ESCC being chased up and awaiting response to update resident.	Open
Non PTC land	Overgrown paths	resident hedge growing over footpath. roderick avenue/pelham rise	reported to neighbourhood first	Closed
Non PTC land	Overgrown paths	bus stop overgrown not cut - telscombe	added to fix my street	Closed

CASE NUMBER	MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	UPDATE
1	03/09/2019	Public rights of way TFG - Concrete path from Lower Hodder Farm to Centenary Park.	Cllr Griffiths requested help from other councillors filling in evidence forms (extend of usage prior to 2005)	Cllr Griffiths - ongoing	23/05/23 - Committee agreed members for the TFG - Cllr Griffiths, Cllr Gordon-Garrett, and a member of the public.
2	09/08/2022	Speed activated sign	For the Public Safety TFG to investigate, discuss, and liaise with Telscombe Town Council about the speed activated sign, and report back to the P&H Committee.	Committees & Assistant Projects Officer	Public Safety TFG to be resumed to consist of Cllr Seabrook, Cllr Alexander, 2 members of the public and for all Councillors to be invited to join.
3	01/11/2022	Wildflower Verges	To conduct a survey via eNews and Social Media regarding possible locations for Wildflower verges in the town	Committees & Assistant Projects Officer	<p>In discussion with Events, Amenities, and Projects Officer about getting out a survey - will likely be early in 2023.</p> <p>Survey questions and where to be advertised, to be discussed at the next P&H 23.5.23</p> <p>23/05/23 - Committee agreed to form a TFG consisting of the Committee and Assistant Projects Officer and Cllrs Seabrook & Norcott-Jones.</p> <p>13/06/23 - TFG reported back to Committee, agreed that the TFG will proceed to:</p> <ol style="list-style-type: none"> 1. carry out a survey of residents using social media. 2. identify suitable sites and complete a baseline site survey. (Max 3) and apply for licences from ESCC where appropriate. 3. identify funding sources 4. attempt to form a Wildflower Community Group 5. consult residents adjacent to the selected sites 6. Report back to the Planning & Highways Committee <p>Communications & Marketing Officer is in the process of preparing the survey.</p>
4	23/05/2023	Kaner Olette Report	To go through the report and create actionable items.	TFG	<p>23/05/23 - TFG formed to look at the report, alongside the public realm, and advertising on planters.</p> <p>13/06/23 - Cllr Gallagher informed Committee that a TFG meeting will be organised soon, and that LDC & ESCC Cllrs are being invited to join.</p>
5	26/06/2023	Planters	To replace to replace the PTC planters on the A259.	Parks Officer	<p>23/05/23 - Committee agreed to replace with a dark grey recycled plastic. Parks Officer to arrange for materials to be ordered.</p> <p>26/06/23 - Materials ordered, delivery expected to take up to 8 weeks.</p> <p>26/07/2023 - New planters installed.</p>

