**DRAFT Minutes of the meeting of the Planning & Highways Committee held in the Anzac Room, Community House on Tuesday 9th January 2024 at 6.00pm**

**Present:** Cllr Mary Campbell (Chair),Cllr Kiera Gordon-Garrett (Vice Chair), Cllr Isobel Sharkey (Vice Chair of Council), Cllr Cathy Gallagher, Cllr Ian Alexander, Cllr Sherral Wood, Cllr Simon Studd

**Officers**: Victoria Onis (Committees and Assistant Projects Officer)

8 members of the public were in attendance.

**1 PH1821 CHAIR’S ANNOUNCEMENTS**

The Chair opened the meeting at 18.00, welcomed everyone and briefly ran through the building fire procedures.

The Chair handed out to Committee members, a map of all the TPOs in Peacehaven for everyone’s records.

**2 PH1822 PUBLIC QUESTIONS**

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

A resident raised concerns with the over development of the Town and the lack of infrastructure to support this. In particular, this week an area of land, east of Hoddern Farm has been shared on local social media as a potential site for 500+ houses. This over development, in time, reduces the quality of the area to live in.

Cllr Gallagher spoke of her involvement with the Neighbourhood Development Plan for Peacehaven & Telscombe; the NDP has been looking at the land within the two Towns and this will be coming to a referendum very soon. Cllr Gallagher advised that currently Lewes District Council, the Government and the South Downs National Park which surrounds us, are also upgrading their plans. Cllr Gallagher advised the residents that the plot within Peacehaven which was shared on a local social media group this week, is definitely not for housing. The next steps for the Town Council will be to organise some more public meetings about our Neighbourhood Development Plan and this will also include all the other hierarchies’ updated plans.

Another resident raised concerns with LW/23/0755 & LW/23/0773 66 - The Lookout.

The Chair then read out a statement from the Lewes District Council Planning Officer.

**The applications currently with Lewes District Council regarding land adjacent to 66 The Lookout, Peacehaven relate to land entirely within the South Downs National Park. As such, it is the South Downs National Park Authority who will be determining the applications. The current Lewes DC applications are invalid, meaning they will be withdrawn imminently.**

**Once new applications are set up at the National Park, new site notices will be displayed and letters will be sent out to neighbours informing them of the new reference number (which will be prefixed with SDNP) and containing instructions on how to make comments.**

**Case officers at Lewes District Council will forward all comments already received for LW/23/0755 and LW/23/0773 to the SDNP case officer.**

The Chair requested that the resident attends the Committee meeting again, once the applications have been resubmitted.

Another resident expressed concerns regarding LW/23/0755 & LW/23/0773 and reported that there had been an attempt to deliver 6 hot tubs to the site via the footpath and not Downs walk. The only access to the site is a footpath and bridleway.

The Chair requested that the resident returns to the next Committee meeting when the resubmitted applications are on the Agenda; we are a neighbouring authority and will be consulted.

Another Resident also expressed concerns regarding the land that has been highlighted east of Hoddern farm which has been earmarked for housing. Residents are being told that the land isn’t going on the local plan but there is a lot of speculation about this and would like this confirmed.

The Chair has advised the Resident to email Cllr Laurence O’ Conner for the use of this land, to be confirmed.

Another resident also shared concerns regarding the land highlighted to the east of Hoddern Farm and regarding the poor local infrastructure to support this. The number of houses stated are too accurate to be speculation and the Council can be legally challenged if they don’t include it in the new Local Plan.

Cllr Alexander added that when planning applications are submitted and residents would like them to be examined by the Planning Applications Committee at Lewes District Council they need to contact the local District Councillor who has the ability to call it in. This needs to be done within 2 weeks of the application being validated. Cllr Alexander advised the resident of the District Councillors for each ward. East Ward; Cllrs Cathy Gallagher and Davies, North ward; Cllrs Sharkey and Clarkson. The Resident reported that Cllr Clarkson has replied today, to say that the land will not be included in the LDC plan.

**3 PH1823 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

Apologies were received from Cllr Seabrook.

**4 PH1824 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There were no declarations of interest.

***6 members of the public & Cllr Gallagher left the room at 18.20***

**5 PH1825 TO ADOPT THE MINUTES FROM THE 5TH DECEMBER 2023**

**Proposed by:** Cllr Gordon-Garrett **Seconded by:** Cllr Sharkey

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

**11 TO COMMENT on the following Planning applications as follows:-**

**PH1826 LW/3475/CC** Peacehaven Youth Centre, Roderick Avenue

Concerns of the loss of the footpath were discussed and it was raised that this may not be an official footpath.

Cllr Campbell confirmed that it has been confirmed by the ESCC Rights of way Access Officer on 6/12/23, that the path is a public footpath. Peacehaven 22 runs in a north-south direction across the field, i.e. from Edith Avenue towards the car park.

The Rights of Way Team confirmed that they have not received an application to temporarily close the route, and there are no details in the planning application. Any queries regarding this can be directed back to the rights of way team who will investigate further.

***Cllr Gallagher returned to the meeting at 18.25***

It was proposed that the Committee support the planning revision but would like to submit comments. (1) Revising the Site Plan document number 2140 to show (a) the Public footpath across the playing field from Edith Avenue southwards towards the Meridian Centre, and (b) the barrier areas between the Joff site and the adjacent houses. (2) Maintaining the existing wooden floors and protecting them from construction work.

**Proposed by:** Cllr Gordon-Garrett **Seconded by:** Cllr Sharkey

All in Favour

**PH1827 LW/23/0755** 66 The Lookout Peacehaven

Due to inaccuracies with the application, LDC recommends a new application should be submitted to the SDNP.

PTC will be informed when the application is received and it will be discussed in detail at the following meeting

**PH1828 LW/23/0773** 66 The Lookout Peacehaven

Due to inaccuracies with the application, LDC recommends a new application should be submitted to the SDNP.

PTC will be informed when the application is received and it will be discussed in detail at the following meeting

**PH1829** **LW/23/0704** 12 Valley Road Peacehaven

It was proposed that the Committee support this planning application.

**Proposed by:** Cllr Studd **Seconded by:** Cllr Gallagher

The Committee **resolved** to **support** this proposal by a majority, with 1 abstention

**PH1830 LW/23/0694**61 Capel Avenue Peacehaven

It was proposed that the Committee support this planning application

**Proposed by:**Cllr Gallagher​​ **Seconded by:**Cllr Sharkey

The Committee **resolved** to **support** this application.

**PH1831** **LW/23/0740** 62 South Coast Road

The application was discussed and although the dropped curb is virtually the length of the property, no grass verges will be lost and they are retaining some of the front wall and garden.

It was proposed that the Committee support this planning application.

**Proposed by** Cllr Gallagher **Seconded by** Cllr Sharkey

The Committee **resolved** to **support** this proposal by a majority, with 1 abstention

**PH1832** **LW/23/0749** 3A Capel Avenue Peacehaven

1 online Objection. The 45% rule on light will be reviewed by Lewes District Council Planning Officers.

It was proposed that the Committee support this planning application

**Proposed by:** Cllr Gallagher **Seconded by:** Cllr Studd

The Committee **resolved** to **support** this application.

**PH1833** **LW/23/0608** 122A Phyllis Avenue Peacehaven

The Committee wishes to make no comment as there was insufficient information to make a decision**,**

**12 TO NOTE the following Planning decisions:-**

**PH1834** LW//22/0635 120 Edith Avenue Peacehaven

**PH1835** LW/23/0628 41 Rowe Avenue Peacehaven

**PH1836** LW/23/0448 3 Slindon Avenue Peacehaven

The Committee **noted** these planning decisions.

The next meeting was confirmed as Tuesday 23rd January 2024 at 7.30pm.

*There being no further business, the meeting was closed at 18.45.*