**DRAFT Minutes of the meeting of the Planning & Highways Committee held in the Anzac Room, Community House on Tuesday 23rd January 2024 at 7.30pm**

**Present:** Cllr Mary Campbell (Chair),Cllr Kiera Gordon-Garrett (Vice Chair), Cllr Isobel Sharkey (Vice Chair of Council), Cllr Ian Alexander, Cllr Sherral Wood, Cllr Nikki Fabry, Cllr Ashby-Parkin.

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

5 members of the public were in attendance.

1. **PH1837 CHAIR ANNOUNCEMENTS**

The Chair opened the meeting at 19.30 and welcomed everyone.

1. **PH1838 PUBLIC QUESTIONS** -

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

**Q1** A member of the public raised concerns with the lack of information of a shuttle bus to take residents to Seaford Morrisons.

Cllr Alexander responded that he has recently spoken to the Solicitor for LDC to check for the latest information on the re-development and has been advised that the ‘heads of agreement’, which is a major part of the contract, has not yet been signed and there have been no updates from Morrisons since before Christmas. The Chair of the Peacehaven Residents Association has also tried 4 different numbers to speak to Morrisons and is unable to make contact.

Cllr O’Connor requested to speak on this matter; Cllr O’Connor reported that conditions under which the planning condition was granted to Morrisons hadn’t yet been signed off because there are a lot of conditions to agree and also Morrisons have to agree 106 monies. When all this is all signed off, a decision is then made.

Cllr O’Connor updated the Committee and members of the public that the idea of a shuttle bus was only informative and not actually a condition. Cllr O’Connor reported that he was on the Planning Committee at LDC when this application was decided in April and did at the time emphasize the importance of a shuttle bus and the Post Office but, have not had any updates on either. Cllr O’Connor will take these pending concerns up with Morrisons tomorrow, as the Town is now in need of this bus to Seaford now that the Co-op is closed.

**Q2** A resident raised the following concerns:

* A259 and concerns that any incident causes major traffic issues on the South Coast Road. Newhaven swing bridge faults, road works, accidents. The issues on the Coast Road need to be addressed before any further development.

The resident also asked a question regarding the Local Plan Consultation:

* When did the Town Council know about the developers’ proposals for land east of Chalker’s rise as it is not in the Neighbourhood Development Plan.
* Does anyone locally have a full hard copy of the consultation documents as the covering document itself is meaningless, unless you have got the plans that show the sites, the LAA appendix 3.1 is approx. 500 pages and that is just 1 appendix. The covering document has information in there that is very concerning, not just about further development in Peacehaven but the impact for all of us on the A259.

Cllr Campbell reported that there is no planning application for that land at all and has investigated but still is unsure where the idea that there might be has come from.

Cllr Alexander discussed the concerns and reported that the site East of Chalker’s Rise is not in the local plan which is out for consultation but there is smaller site close by with a proposal for 15 homes.

Cllr O’Connor updated the Committee and Residents on the Local plan concerns. Cllr O’Connor reported that there was a Local Plan Consultation in the summer of 2022 and after that Consultation, developers could then put forward sites; those sites then had to go into an assessment process which has taken a long time because it’s the whole of the District and a massive document to produce.

The Town Council wouldn’t have known about it until the consultation was published. Cllr O’Connor reiterated that this is not a draft plan, this is a consultation to get people’s views, so please put comments forward.

The resident asked where are the 602 houses per year is to be built.

Cllr O’Connor explained that development is based on evidence and that evidence is weighed up for each site across the whole of the District. Decisions have not been made, so comments need to be put forward for why this is or isn’t developable. This evidence can be used in weighing up the balance. It is difficult but we don’t want people worrying unnecessarily. Peacehaven has not been considered a place for major development in the proposals ideas/consultations that have come forward. Important in respect of Peacehaven and Telscombe’s development is the ability of the A259 to cope.

***The Chair extended public questions due to the concerns with the LDC Consultation.***

Cllr O’Connor explained the process relating to the LDC Local plan Consultation. Cllr O’Connor explained that there is a Consultation process now, then a further draft plan will be put forward for further consultation. This draft will then be tidied up and then by June 2025 will be put forward to the Secretary of State. This will then be agreed with District Council again.

There are lots of hurdles before it goes to a Secretary of State Inspector and then they will deem it suitable or not.

Any area that is identified for development will be subject to the National Planning Policy framework, it will be down to Government guidelines NPPF. The Government promised a change in guidelines in December to achieve 602 homes. Whether we can or not is another matter. If we can’t then we have to satisfy an inspector and the number may be reduced as in previous times; we don’t want development at the expense of lack of infrastructure.

Cllr Campbell also welcomed comments from Cllr O’Connor regarding the report submitted for item number PH1847. Cllr O’Connor suggested the Planning & Highways Committee might like to meet again to redraft this document and review the information it contains before referring it back to the next meeting on the 13th February for consideration. Cllr O’Connor agrees with all recommendations except 1 and 10.

Cllr O’Connor suggested that our priority is to provide homes for our residents and their children, this is where the emphasis should come, this is our concern, ideally something in the local plan that says wherever possible conditions must be put in place ensure that local residents and their children get first dibs on houses.

Cllr Campbell thanked Cllr O’Connor for his feedback.

Other concerns raised in public questions

* Lack of face-to-face Local Plan consultations in Peacehaven. Cllr O’Connor advised that the reason why other Towns and Villages had exhibitions were because they were mostly affected by proposed development whereas, Peacehaven and Seaford aren’t. Peacehaven hasn’t any big sites that have been identified as deliverable. Consultations have been in other towns as they were mostly affected by deliverable sites. Seaford have now also raised concerns about the lack of information and LDC are looking at whether extra sessions can be held, as people in other areas are still interested.

1. **PH1839 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

Apologies received from Cllrs Gallagher, Studd and Cllr Seabrook.

Cllr Fabry substituted for Cllr Gallagher and Cllr Ashby- Parkin for Cllr Studd

1. **PH1840 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There were no declarations of interest.

1. **PH1841 TO ADOPT THE MINUTES FROM THE 9TH JANUARY 2024**

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

The minutes were **approved** and signed as accurate.

1. **PH1842 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**

The budgetary report was noted

1. **PH1843 TO RECEIVE A VERBAL UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**

There was no update in Cllr Gallagher’s absence.

1. **PH1844 TO DECIDE RURAL GRASS CUTTING SERVICE**

It was resolved that further investigation is needed by the Committee to make a decision on the rural grass cutting. A visit to this site will take place, the residents in this location will be consulted and also feedback from the Parks Officer will be useful to help with this decision.

It was agreed to investigate and bring this back to the next Committee meeting on the 13th February.

1. **PH1845** **TO RECOMMEND ITEMS TO PUT FORWARD FOR DISCUSSION AT THE BUSINESS PLAN COMMITTEE**

It was proposed to agree the six items that are recommended to put forward for discussion at the Councils Business Plan Committee.

**Proposed** Cllr Sharkey **Seconded** Cllr Wood

All in favour

1. **PH1846 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**
2. Wildflower grass verge survey – no update
3. Planters and public realm along South Coast Road – no update
4. Public Safety Group – The Committees Officer reported that the next public safety meeting will be at 9.30am on the 8th February. Police Traffic Officer Steve O’Conner will be in attendance along with a representative from Peacehaven Heights Junior School, awaiting response from Meridian Juniors.
5. Rights of way – no update

**11 PH1847 LEWES DISTRICT COUNCIL’S LOCAL PLAN REGULATION 18 CONSULTATION TOWARDS A LOCAL PLAN SPATICAL STRATEGY AND POLICIES DIRECTIONS**

Cllr Campbell apologised for failing to use the full name of this item in the report and secondly recognised the challenge made to the data in the appendix regarding housing density. This had been significantly challenged by a member of the Committee.

It was proposed that a response to the Consultation will be made as a Council and not individually by Councilors.

**Proposed** Cllr Sharkey **Seconded** Cllr Alexander

All in Favour by the majority, 1 abstention

Due to the late arrival of a helpful supplementary paper today from the Neighbourhood Plan Steering Group; it was proposed to have a TFG to prepare a response to the Lewes District Plan Consultation document with submission to Full Council on the 6th February. The TFG will consider the Chair of Planning & Highways report, along with the report from the Steering Group and also other people’s thoughts and knowledge will be taken into account.

The Committee members for this TFG will be Cllrs Gordon-Garrett, Wood, Campbell, Sharkey, Ashby-Parkin and an invitation to Cllr Gallagher.

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

All in Favour

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

**PH1848 LW/23/0790** Flat 1 2 Dorothy Avenue Peacehaven

It was proposed that the Committee support this planning application

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

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

**PH1849 LW/23/0788/CD** Land between Greenacres and Highsted Park Telscombe Road

This application for discharge of conditions was noted.

**PH1850 LW/24/0009** Peacehaven Youth Centre Roderick Avenue

This application was reviewed at the last Planning & Highways Committee meeting and comments sent to the Principal Planning Officer for Planning Policy & Development Management Communities, Economy and Transport at ESCC.

It was resolved for the same comments to be submitted again to LDC.

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 Ashby-Parkin **Seconded by:** Cllr Fabry

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

**13 TO NOTE the following Planning decisions**

**PH1851 LW/22/0667/CD** Land East and west of Downs Walk Peacehaven

**PH1852 LW/22/0633** 6 Crocks Dean Peacehaven

**PH1853 LW/23/0284** 85 South Coast Road Peacehaven

**PH1854 LW/23/0582/CD** Land between Greenacres and Highsted Park Telscombe Road

1. **PH1855 TO NOTE PLANNING & HIGHWAYS COMPLAINTS**

There were no complaints for this Committee to note since the last meeting.

1. **PH1856 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.**

The action plan was noted

1. **PH1857 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 13th FEBRUARY 2024**

The next meeting was confirmed as Tuesday 13TH February 2024 at 7.30pm.

*There being no further business, the meeting was closed at 20.30*