

George Dyson
Town Clerk

☎ (01273) 585493
✉ TownClerk@peacehaventowncouncil.gov.uk



Community House,
Meridian Way,
Peacehaven,
East Sussex,
BN10 8BB.

DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 14th January 2025 at 7:30pm.

Present: Cllr Gordon-Garrett (Chair), Cllr Campbell (Vice Chair), Cllr Studd, Cllr Gallagher, Cllr Sharkey, Cllr Davies, Cllr Rosser

Officers: Zoe Polydorou (Meetings & Projects Officer), Vicky Onis (Civic, Governance and Support Officer)

There were no members of the public.

1. PH2192 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 19:30, welcomed everyone, read out a statement on Civility & Respect, ran through the fire exit procedure, asked for phones to be switched off and announced that the meeting was being recorded.

The following announcements were made:-

- Bingo – Wednesday 22nd January 2-4pm at Community House
- A TFG has been set up to form a response to the LLP consultation and it will be recommended to full council on 25th February.

2. PH2193 PUBLIC QUESTIONS.

There were no public questions.

3. PH2194 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were no apologies for absence.

4. PH2195 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5. PH2196 TO ADOPT THE MINUTES FROM THE 17th DECEMBER 2024

Proposed by: Cllr Davies Seconded by: Cllr Sharkey

The Committee **resolved** to **adopt** the minutes.

6. PH2197 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

Cllr Campbell queried at which point would an earmarked reserve need to be requested, whereby the Meeting and Projects Officer confirmed to request through the RFO.

The budgetary report was noted.

7. PH2198 TO RECEIVE A VERBAL UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher explained there had been no progress, that the habitat assessment was being followed up by the Town Clerk, and that a steering group meeting was being arranged.

8. PH2199 TO UPDATE COMMITTEE AND AGREE THE NEW INFORMATION BOARD AT THE MERIDIAN MONUMENT

The Meetings and Projects Officer ran through the report. Members discussed the information board sizes and commented that funding would be best route to pay for the board, or possibly the memorial earmarked reserve, rather than through sponsorship.

It was proposed to go ahead with the smaller board (1500mmx500mm) and for it to be located behind the monument in a more sheltered position.

Proposed by: Cllr Gallagher Seconded: Cllr Sharkey.

All in **favour**.

9. PH2200 TO AGREE A LIST OF OPTIONS TO PUT BEFORE EAST SUSSEX COUNTY COUNCIL'S BSIP TEAM FOR CONSIDERATION

Cllr Gallagher updated committee on a recent meeting at Telscombe Town Council related to a similar item.

Members expressed that the report was detailed, and Cllr Campbell gave reasons why the proposals had not been prioritised and that it was not in disagreement with Telscombe Town Council's proposals.

Cllr Gallagher expressed that the report was factually incorrect, did not adhere to the Neighbourhood Plan and suggested setting up a TFG to go through the proposals, whereby the Chair raised that the report was ready as it was, and that there had been TFGs.

Cllr Campbell suggested 3 amendments: removing the section about bus number 47, eliminate the traffic island proposal, and amend the wording over ready.

Members discussed that amendments could be made to the report; and Cllr Davies raised concern over the lack of public awareness.

It was proposed that the Town Clerk, subject to his approval, send the report to ESCC, updated with the 3 amendments as discussed and factual errors corrected, which were to be sent via email to the Chair, Committee members and the Meetings & Projects Officer, along with a draft letter, no later than Monday 20th January.

Proposed by: Cllr Campbell. Seconded by: Cllr Davies

Committee **resolved** to support the proposal.

1 member abstained.

10. PH2201 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

a. Public Safety Group

The Civic, Governance and Support Officer updated committee that the next meeting would be held on 21st January.

b. Rights of way

Cllr Campbell expressed that a meeting would be held soon.

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

PH2202 LW/24/0766 61 Downs Walk

https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0766

The variation of condition was noted, and the application was supported.

PH2203 LW/24/0764 111 Arundel Road

https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0764

A member raised that a condition to be noted was that biodiversity net gain must be calculated on the basis of the property as it was prior to any works having started. There was also discussion that the driveway would be very steep.

It was proposed to object to the application because it was against the design guide from the emerging Neighbourhood Plan for coastal plotlands, it was out of character and contrary to policy PT1 and the Lewes District Local plan – overbearing, overshadowing, too close to the common boundaries, that the parking space would lead to loss of grass

verge and have an adverse impact on the residents in Bolney Avenue, and was contrary to policies DM 29 and 30 of the Lewes District Local Plan. Furthermore, it would be overdeveloped and be a prominent feature to the detriment of the character of the area, contrary to policy DM29. Furthermore, it was against policy DM30 (backland development), especially resulting in loss of privacy to existing homes and gardens and the loss of trees and shrubs and the loss of biodiversity, as per the tree report (PJC Consultancy Limited Arboricultural Assessment 20th October 2022).
Proposed by: Cllr Gallagher Seconded by: Cllr Davies
All in **favour**.

A member expressed that if LDC supported the application they are to refer to the tree level cover recorded in previous applications.

PH2204 LW/24/0789 5 Johns Close

https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0789

It was proposed to support the application.

Proposed by: Cllr Sharkey Seconded by: Cllr Gallagher

All in **favour**.

PH2205 LW/24/0517 Land Between 45&61 Downs Walk

https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0517

It was proposed to support the application.

Proposed by: Cllr Davies Seconded: Cllr Rosser

All in **favour**.

PH2206 LW/24/0768 1 Telscombe Close

https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0768

It was proposed to support the application.

Proposed by: Cllr Sharkey Seconded: Cllr Campbell

All in **favour**.

PH2207 LW/3489 / CC Peacehaven Youth Centre

<https://apps.eastsussex.gov.uk/environment/planning/applications/register/>

No comment was made.

12. TO NOTE the following Planning decisions

PH2208 LW/20/0756 Site Office Tudor Rose Park South Coast Road

The decision was **noted**.

PH2209 LW/24/0563 18 Victoria Avenue

The decision was **noted**.

PH2210 LW/24/0608 22 Hoddern Avenue

The decision was **noted**.

PH2211 LW/24/0612 Units A1 To A3 Meridian Industrial Estate Newton Road

The decision was **noted**.

PH2212 LW/24/0687 28 Seaview Road

The decision was **noted**.

PH2213 LW/24/0403/CD Lower Hoddern Farm Hoddern Farm Lane

Committee was updated that the new roads are now public highway and that Barratt Homes are responsible for their maintenance for a 12 month period ending on 14th January 2026 or until such time as the Final Certificate

is issued, and that they are to make suitable arrangements for regular inspection and proper maintenance to ensure that the roads, footways and street lighting are kept in a safe and good condition prior to adoption. A member raised that ongoing concerns with street lighting concern and that there are still outstanding matters to be resolved.

The decision was **noted**.

13. PH2214 TO NOTE PLANNING & HIGHWAYS COMPLAINTS

The complaints were noted.

14. PH2215 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED

Cllr Campbell raised that with regards to the transport consultation Peacehaven had been left out of any improvements, and suggested the need to set up a TFG to prepare a response; Cllr Gallagher expressed the report was about transport hubs (stations and buses) i.e. Newhaven; and it was expressed that the closing date was 7th March 2025, and was open to all.

The action plan was noted.

15. PH2216 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 4TH FEBRUARY 2025 AT 7.30PM

The date and time was agreed.

There being no further business the meeting ended at 21:14