**DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on Tuesday 5th March 2024 at 7.30pm**

**Present:** Cllr Campbell (Chair), Cllr Gordon-Garrett (Vice Chair), Cllr Alexander, Cllr Gallagher, Cllr Seabrook, Cllr Sharkey, Cllr Studd, Cllr Harman (substitute for Cllr Wood).

**Officers**: Zoe Polydorou (Meetings & Projects Officer).

8 members of the public were in attendance.

**1. PH1894 CHAIR ANNOUNCEMENTS**

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

1. **PH1895 PUBLIC QUESTIONS.**

6 members of the public had questions.

The Chair explained that in reference to **PH1904 LW/23/0773** 66 The Lookout Peacehaven, this was not about a planning application, but rather that the item was about commenting on a certificate application as to whether its use was established for 10 years or more which would make it immune to enforcement.

The first member of public had two comments to raise concerning **PH1904 LW/23/0773** 66 the Lookout. First about the legality and potential implications of Peacehaven Town Council (PTC) providing them with a certificate of lawfulness; whereby the Chair confirmed PTC were not giving certificates, and that this was a matter for Lewes District Council. Secondly with regards to an enforcement notice that has not been carried through. Here the Chair clarified that PTC has no authority to issue enforcement notices, but that LDC does.

Cllr. Alexander confirmed he would be happy to write to LDC Planning’s department.

The second member of public queried, if there was no planning permission and if the cabins are on someone else’s land, how could a certificate be given.

The Chair thanked the member of public for their contribution and explained that these comments would be passed on.

The third member of public queried how it would be known whether the cabins are filled every time.

Cllr Alexander explained that the owner had sent LDC a records of bookings, rather than when they are occupied, which meant the wrong info has been sent.

The Chair thanked Cllr. Alexander.

The fourth member of public summarised the planned new scout hut, including its size, its energy efficiency, wheelchair access location, and explained that within this application it will just be for scout hut use. Then summarised the planning for the land adjacent to 4 Telscombe Road.

The Chair thanked the member of public.

The fifth member of public asked three questions: Did the council submit a response to LTP4? Is anything being put forward for the B6 reviews that has a deadline of 12th June, and if there has been mention of the aquarium at the roundabout (in Brighton) and Valley Gardens?

The Chair confirmed that nothing was put forward on LTP4; that they are not currently aware of The East Sussex Bus Service Improvement Plan (BSIP), and thanked the member of public for raising the proposed replacement to the aquarium in Brighton.

The sixth member of public questioned whether there was an update on the Louvain gardens, and that the 7, now removed, trees had been instructed to be in wire cases to mitigate damaging them. The Chair explained there is an ongoing investigation with Lewes District Council, that the decision was taken by Lewes District Council without referring to Peacehaven Town Council, and suggested writing to local district councillors about this issue.

Chair thanked the public for their attendance.

1. **PH1896 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

There was 1 apology from Cllr Wood.

1. **PH1897 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There was 1 declaration of interest from Cllr. Sharkey, stating living near to the Scout hut.

1. **PH1898 TO ADOPT THE MINUTES FROM THE 13th February 2024**

It was proposed to adopt the minutes.

Proposed by: Cllr Gallagher Seconded by: Cllr Gordon-Garrett

The Committee **resolved** to **adopt** the minutes of the 13th February 2024.

**The Chair brought forward the following Planning applications TO COMMENT on:-**

**PH1904 LW/23/0773** 66 The Lookout Peacehaven

Cllr. Sharkey expressed it has not been in continuous use for ten years.

Cllr. Seabrook mentioned that the first booking was 15th May 2015, which is 9 years not 10, that there were lots of gaps in 2015, and questioned it being in continuous use.

Cllr. Gallagher raised a few concerns, including the lack of a planning application, making it unregulated, the lack of high quality design, accessibility, and access by public transport, and dismissed the claims being made by the property.

The Committee believe that the cabins are unlawful, should never have been there in the first place and should not be permitted to stay there. It is concerned about the lack of enforcement and suggest noise complaints are looked into that may have been recorded by Environment First.

A member of the public spoke about how excessive noise is managed.

The Chair acknowledged that Standing Orders had not been suspended, and commented that they were now reinstated.

**PH1908 LW/24/0111** Scout Hut Arundel Road Peacehaven

Cllr. Alexander summarised that it’s a good development.

It was proposed to support this application.

Proposer: Cllr Seabrook Seconder: Cllr Alexander

The Committee **agreed** to **support** the application.

**PH1906 LW/24/0105** Land Adjacent To 4 Telscombe Road Peacehaven

Cllr Gordon-Garrett explained that surface water flood risk within the Valley area, below the proposed development, is a serious problem, mentioned the AECOM report from the Neighbourhood plan, and expressed her concern with the development, including losing the view, worry over the change of use from agricultural, and concern about the dark sky policies.

Cllr Gallagher queried the drainage plans. And Cllr Alexander expressed the house is outside of the planning boundary.

Cllr Gordon-Garrett suggested it contravenes Core Policy 10 of Lewes Local Plan Part 1 – the importance of the South Downs National Park, and Policy DM1 of the Lewes Local Plan Part 2 – the outside planning boundaries.

The Chair expressed that it then also contravenes DM 2-12.

It was proposed to oppose this application on the same grounds as the Planning Officer, that it is within the setting of the South Downs National Park, and concerns about drainage issues.

Proposer: Cllr Gordon-Garrett Seconder : Cllr Harman.

Cllr. Gallagher abstained.

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

1. **PH1899 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**

The budgetary report was **noted** and **reviewed.**

1. **PH1900 TO RECEIVE A VERBAL UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**

Cllr Gallagher had no update, but commented there would hopefully be an update for the next Full Council.

4 members of the public left: 20:12

1. **PH1901 TO SET UP A TFG TO EXAMINE OPTIONS FOR THE MAIN GRASS-CUTTING CONTRACT AND REPORT BACK BY JULY 2024**

The Chair summarised the report.

Cllr Seabrook queried when the date is to tell East Sussex County Council, and the Chair confirmed August and that this TFG would report by July.

It was proposed to set up a TFG

Proposed by: Cllr Sharkey Seconded by: Cllr Alexander

The Committee **resolved** to **agree** to setting up a TFG.

The Chair explained that Cllr Davis was interested to be part of the TFG.

Cllr Sharkey suggested asking Cllr Wood in due course.

TFG: Cllr Studd, Cllr Campbell, Cllr Davis

1. **PH1902 REPORT ON ESCC TRANSPORT FEASIBILITY STUDY**

The Chair explained the report and Cllr Gallagher continued to explain the project and its route.

The Chair thanked Cllr Gallagher and explained part of this report would be postponed to the end of the agenda, and made confidential.

1. **PH1903 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**
2. **Planters, Wildflowers and Public realm along South Coast Road**

Cllr Gallagher explained the positive and productive meeting with Neighbourhood First on 28th February, and that the Meetings & Projects officer will take a fuller report to the next Full Council and that LDC will be holding a talk on 19th March.

1. **Public Safety Groups**

Cllr Seabrook explained the group is trying to engage with schools to improve the safety situation, but schools are not being very forthcoming. However, Cllr Seabrook continued that there are solutions, where funding could come from the grants Committee.

Cllr Seabrook explained that the Community Speedwatch group is now active.

Cllr. Alexander commented on the increase in traffic when Morrisons is open, and expressed that additional crossings are needed on the A259. The Chair responded that the top of the business plan for Planning and Highways was about this issue. Secondly, that as part of Morisson’s planning application there was an assessment by the highways authority of the likely traffic effects.

1. **Rights of way**

Cllr. Gordon-Garrett explained that there have not been any meetings.

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

**PH1905 LW/24/0087** 17 Bramber Close Peacehaven

20:28 - 2 members of the public left

Cllr Sharkey commented that it is straightforward and proposed to support the application.

Proposer: Cllr Sharkey Seconder: Cllr Studd.

It was resolved to **support** the application.

**PH1907 LW/24/0113** 9 York Road Peacehaven

There was general discussion around the large size of the dormers, the size of the house including the proposed height, it setting a precedent and that it would be out of keeping and character with the rest of the street scene.

20:31 – 1 member of public left

The Committee requested to make the dormers smaller.

It was proposed to oppose this development on the grounds of it being an over development, overlooking, out of character with the street.

Proposer: Cllr Alexander Seconder Cllr Garrett.

Committee **resolved** to oppose this planning application.

**PH1909 LW/24/0089/CD** Land East and West of Downs Walk Peacehaven

There were no comments.

**13 TO NOTE the following Planning decisions**

**PH1910 TW/24/0016/TPO** 2 Louvain Gardens

Cllr Gordon-Garrett explained the current status of the planning decision, and the Chair explained there is an investigation.

Cllr Seabrook explained that Peacehaven Town Council was not given the opportunity to be consulted on this planning decision.

Cllr Gordon-Garrett queried the process the Officer followed, and the increase of houses on the plan, and is investigating.

The Committee recommended expressing disquiet that the opportunity to comment was removed.

**PH1911 LW/23/0790** Flat 1 2 Dorothy Avenue

The Planning decision was **noted**.

**PH1912 LW/24/0009** Peacehaven Youth Centre

The Planning decision was **noted**.

**PH1913 LW/23/0740** 62 South Coast Road

The Planning decision was **noted**.

**PH1914 LW/23/0627** 1 Vernon Avenue

The Planning decision was **noted**.

**PH1915 LW/23/0694** 61 Chapel Avenue

The Planning decision was **noted**.

**PH1916 LW/23/0709** 241 South Coast Road

The Planning decision was **noted**.

**14. PH917 TO NOTE PLANNING & HIGHWAYS COMPLAINTS**

The Chair mentioned being concerned with the item around the overgrown hedges, and the potholes.

The Committee **noted** the planning and highways complaints.

1. **PH918 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.**

Cllr Gallagher apologised to the Committees and Assistant Projects Officer in relation to item 6, Lake Drive Pond, for not being able to progress this much, but expressed this would be moved forward.

Cllr Alexander queried whether Pelham Rise bus stop is completed; the Chair responded that there is a wait for yellow line boxes.

**16. PH919 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 9TH APRIL 2024**

The next meeting was **confirmed** as Tuesday 9th April 2024 at 7.30pm.

1. **PH1902 REPORT ON ESCC TRANSPORT FEASIBILITY STUDY**

1 member of public left at 20:47

It was proposed to exclude members of the public.

Proposer: Cllr Sharkey Seconder: Cllr Seabrook

The Committee **resolved** to agree.

Cllr Seabrook explained the reasoning behind the map, which was shown on the screen; explained the feasibility study, and that it will be reported back, and ready to go ahead when funding is available, and where that may come from.

Members thanked Cllr Seabrook for the update.

*There being no further business the meeting ended at 20:52.*