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

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.

2 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.

3 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

4 PH1840 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 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.

6 PH1842 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The budgetary report was noted

7 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.

8 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.

9 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

10 PH1846 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

- a. Wildflower grass verge survey no update
- b. Planters and public realm along South Coast Road no update
- c. 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.

d. 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

12 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

14 PH1855 TO NOTE PLANNING & HIGHWAYS COMPLAINTS

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

15 PH1856 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED. The action plan was noted

16 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

Agenda Item: PH1864

Committee: Planning & Highways

Date: 13 February 2024

Title: EMR Considerations

Report Authors: Zoe Malone

Purpose of Report: To agree to recommended earmarked reserves

Introduction

We are entering the final month of the year and the RFO is now looking at what expenditure we may need to carry over to the new financial year.

Recommendations

Planning & Highways		
	Ledger	Amount to
Description	Code	earmark
Monument & War Memorial	4852	600.00
Neighbourhood Plan	4337	2,000.00
Noticeboards	4851	600.00
	TOTAL	3,200.00

The RFO recommends we earmark the above budgetary codes. This will allow the deep clean and painting of the monument and any touch ups at the war memorial which are scheduled every three years. Noticeboards can be costly and with the redevelopment we would be wise to earmark money for potential upgraded boards.

Please note these figures are correct at the time of writing the report. These could change if expenditure is made. The Committee should agree to earmarking the ledger codes and a final figure will be presented nearer to financial year end.

Implications

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

<u>Financial</u>	Earmarking funds to not impact the following years budget but not
Use of capital?	compromising the general reserves.
 Replacement of asset? 	
 Reduced expenditure? 	
Increased income?	
Budget provision?	
Legal	
UK Law?	
Council Powers/Duties?	
Lease/landlord	
responsibilities?	
Health & Safety	
Accessibility?	
• Equalities?	
Planning	
LDC permission?	
Planning Law?	
Highways?	

		T
En	vironmental and sustainability	
	A CAUD (SSS) (SDAIDA)	
•	AONB/SSSI/SDNPA?	
•	Green spaces?	
•	Walking/cycling?	
Cri	me and disorder	
•	ASB?	
•	Public safety?	
•	Road safety?	
So	cial value	
•	Charities/voluntary orgs?	
•	Support for those in need?	
•	Area improvements?	
•	Community benefits?	
Cli	mate	
•	Carbon footprint?	
•	Materials?	
•	Recycling?	

Appendices/Background papers

Three quotes?
Location map?
Location pictures?
Supporting doc's?

31/01/2024

Peacehaven Town Council

Page 1

13:59

Detailed Income & Expenditure by Budget Heading 31/01/2024

Month No: 10

Cost Centre Report

		Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMF
200	Planning & Highways							
4851	Noticeboards	998	650	(348)		(348)	153.6%	994
4852	Monument & War Memorial	0	600	600		600	0.0%	
4853	Street Furniture	0	600	600		600	0.0%	
F	Planning & Highways :- Direct Expenditure	998	1,850	852		852	54.0%	99
4101	Repair/Alteration of Premises	1,479	2,000	521		521	74.0%	
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%	
Pl	anning & Highways :- Indirect Expenditure	10,526	12,633	2,107	0	2,107	83.3%	-
	Net Expenditure	(11,524)	(14,483)	(2,959)				
6000	plus Transfer from EMR	994						
	Movement to/(from) Gen Reserve	(10,530)						
	Grand Totals:- Income	0	0	0			0.0%	
	Expenditure	11,524	14,483	2,959	0	2,959	79.6%	
	Net Income over Expenditure	(11,524)	(14,483)	(2,959)				
	plus Transfer from EMR	994						
	Movement to/(from) Gen Reserve	(10,530)						

Options

Please advise which option your Council would like to receive for Rural Grass Cutting:

Option 1 - Standard Rural Grass Cutting Service - No change

Two cuts per annum of a 1 metre wide swathe along the verge plus visibility areas cut for visibility at junctions and for safety on the inside of bends where sight lines between road users may be obscured by vegetation.

Option 2 - Environmental Enhancement Service (reduced rural service)

Excluding single track lanes, the first cut at start of season to be only visibility cuts for safety at junctions and on the inside of bends where sight lines between road users may be obscured by vegetation. The second cut later in the season will be visibility plus a 1 metre wide swathe along the verge.

Future Changes to Rural Grass Cutting

Please note, the option you decide on this year will become your default option going forward. We will <u>not</u> contact you each year to ask which rural grass cutting option you wish to take forward. Should you wish to change options, you can email us at the below email, and this can be implemented the following season. You would not be able to change options part way through the grass cutting season.

Please note, in both options safety remains a priority. You can report any visibility or safety issues to your SLO to investigate and rectify as necessary.

Response Deadline

If you would like to opt into the Environmental Enhancement Service (reduced rural cuts), please let us know by **Friday 23**rd **February 2024.** If we have not heard anything by this date, we will default to Option 1 - Standard Rural Grass Cutting



Agenda Item: PH1868

Committee: Planning & Highways

Date:

13th February 2024

Title:

Lewes District Council High Street Audit

Report Authors:

Town Clerk

Purpose of Report:

To Decide

Introduction & Background

Lewes District Council have approached PTC about conducting a High Street Audit.

Analysis

We have been advised that the audit would look at the following areas:

- Occupancy/vacancy rates
- Identifying public realm improvements
- Links to empty spaces/buildings
- Congestion
- Pavement clutter
- Litter

The District Council have advised that for the audit PTC would be asked to contribute £5,000.

Conclusions

The audit links closely to the work that PTC has already started through the TFG looking at the public realm along South Coast Road as well as work done as part of (or as a result of) the Neighbourhood Development Plan.

Recommendations

To decide whether the Committee would like to agree to proceed with the LDC audit at a cost of £5000 to come from PTC CIL monies.

Implications

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

<u>Financial</u>	£5000
Use of capital?	
Replacement of asset?	
 Reduced expenditure? 	
Increased income?	
Budget provision?	
Legal	N/A
• UK Law?	
Council Powers/Duties?	
Lease/landlord	
responsibilities?	
Health & Safety	N/A
Accessibility?	

• Equalities?	
Planning	Links to planning policy
LDC permission?	
Planning Law?	
Highways?	
Environmental and sustainability	Audit includes looking at litter, congestions, etc.
AONB/SSSI/SDNPA?	
• Green spaces?	
Walking/cycling? Crime and disorder.	NI/A
Crime and disorder	N/A
• ASB?	*
Public safety?	
Road safety?	
Social value	Benefit to Peacehaven businesses and public realm.
Charities/voluntary orgs?	
 Support for those in need? 	
Area improvements?	
Community benefits?	
Climate	Congestion considered as part of audit.
Carbon footprint?	
Materials?	
Recycling?	

Appendices/Background papers

From

Sent: Sunday, February 4, 2024 2:00 PM

Subject: Electric Vehicle Charging in the Town/Parish

Hello,

I was wondering if you would consider allowing public electric vehicle chargers to be installed in your Parish or Town car park land? This would be at no cost to you and you would receive a rental income for each installed charger.

To give you some context, I currently work for a large county council deploying Electric Vehicle (EV) chargers for them and on behalf of other Local Authorities including Town and Parish Councils. I have been negotiating EV contracts for 7 years so I fully understand the opportunity and indeed specific challenges that Town and Parish Councils face. To have a wider impact my wife and I set up a small business matching EV chargepoint operators who are looking for land, with smaller landowners.

We work on your behalf to make sure you get a rental payment at market value from the chargepoint operator who pays to install, maintain and operate the chargers for the contract term. The Council wouldn't be required to pay for anything and we only work with reliable, ethically minded chargepoint operators. We usually look for at least two car parking bays on land with vehicle access, ideally close to village halls or other amenities.

Our website provides more information and I have attached a FAQ sheet here and a few slides about us.

Website: www.ruralEVcharging.co.uk

Please do let me know if this is of interest. I would be happy to chat this through to answer any questions you might have or can give a short presentation to councillors to talk it through.

Many thanks indeed,

Tim

Tim Middleton



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Plannin	ng & Highways	Planning & Highways Committee - Action	ale	updated 17.01.2024	
CASE NUMB ER	MEETING	TASK	ACTION	PERSON RESPONSIBLE	UPDATE
н	03/09/2019	Public rights of way TFG - Concrete path from Lower Hoddern Farm to Centenary Park.	Clir 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 - Clir Griffiths, Clir Gordon-Garrett, and a member of the public. 5/9/23 Clir Seabrook - the concrete path, that this is now open again so the work of the public rights of way TFG will need to resume.
	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. Safety TFG Group resumed on 13th November. Attended by Mike Gatti / Lucy Symonds / Victoria Onis and Cllr Seabrook. Speabrook. Spead data will need to be collated in order to proceed with the next step of purchasing a SID. Need volunteers and data. Next date of Public Safety meeting will be 8th February at 9.30am - Both local Junior Schools cannot attend or send a representative but Police Traffic Officer, Steve O'Connell, will be in attendance.
m	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	are still required 19/9/23 Clir Seabrook also reported that the Wildflower verges survey is almost ready, although some adjustments are still required 19/9/23 Marketing officer sent draft to Clir Seabrook for final approval 10/10/23 good response 114 responses as of 10.10.23. 31.10.23 email sent to 23 residents who have left an email address and would like to volunteer. 20.11.25 contact made with 3 residents who would be happy to support and request made to landowners LDC to use the land. Awaiting repsonse. TFG on hold. Due to only 1 councillor and 1 officer on the TFG. Committees Officer still trying to obtain permission to use the land at Roderick Car Park for wildflowers. Committees Officer has managed to get LDC to remove the posts on the site which are no longer used, still trying to get the bicycle rack moved or at least reshaped and painted.
4	23/05/2023	S Kaner Olette Report	To go through the report and create actionable items.	JFG.	23/05/23 - TFG formed to look at the report, alongside the public realm, and advertising on planters. 13/06/23 - Cllr Gallagher informed Committee that a TFG meeting will be organised soon, and that LDC & ESCC
					13/07/23 - Committees & Assistant Projects Officer attended a site meeting with Clirs Campbell & Gordon-Garrett with ESCC Highways Officers & Brighton & Hove Buses representative. Report to come back to Committee. 25/7/23 - To monitor progress by ESCC in relation to the bus stops.
ហ	04/07/2023	9 Pelham Rise Bus Stops	Officers to liaise with ESCC Officers about accessibility on Pelham Rise, particularly bus stops.	Committees & Assistant Projects Officer	w/c 29/9/23 ESCC Traffic Safety site visit to Pelham rise to discuss access to bus stops and proposal re access and shelter needs. Await response. 19/9/23 – proposed design & extras of shelter in pelham rise agreed by suppliers, just need to select colour and order will be placed. Projects officer has requested 2 colours so that the shelter is two tone to aid visually impaired bus users 10/10/23 design and colour were forwarded to ESCC on 21/09/23 - Committees Officer sent follow up 10/10 for timeframes. 17/10/23 - bus shelter to be installed w/c 11th or 18th December
9	31/10/2023	S Lake Drive Pond	The pond needs some care and to bring it back to the happy thriving place for wildlife it once was.	Committees & Assistant Projects Officer	CAP Officer has been trying to push for a ecologist /management plan for nearly 2 years. Pond is in poor state, stagnant and wildlife has all disapeared. 22.11.23 Email sent (with attached 2 year timeline) to councillors & Andy Frost for an update on this pond due to resident complaints and concerns - awaiting response 2 x emails sent to Clir Julia Carr 21/12/ & 8/1 on Clir Donovans request due to having interest to help with the pond; awaiting response.