



Draft Minutes of the meeting of the Planning Committee meeting held in the Anzac Room, Community House on 9TH DECEMBER 2025 at 7:30pm.

Present: Cllr Gordon-Garrett (Chair), Cllr Campbell (Vice Chair), Cllr Rosser, Cllr Gallagher, Cllr Alexander, Cllr Wood

Officers: Zoe Polydorou (Meetings & Projects Officer), Vicky Onis (Committees & Assistant Projects Officer)

1 member of the public was in attendance.

1 PH 2463 CHAIR ANNOUNCEMENTS

The Chair ran through the Civility and Respect statement, explained the fire procedure, reminded committee of the mobile phone protocol, and that the meeting was being recorded.

2 PH 2464 PUBLIC QUESTIONS - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*

The public questioner briefly updated committee on the previous night's Peacehaven & District Residents Association meeting, and made a point of information that the Webbs Yard development, a social housing project in Peacehaven's Ashington Gardens area, had gone into administration.

3 PH 2465 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies were received from:-

- Cllr Sharkey, and Cllr Gallagher substituted,
- Cllr Paul Davies, and Cllr Alexander substituted

4 PH 2466 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH 2467 TO ADOPT THE MINUTES FROM THE 18TH NOVEMBER 2025

Proposed by: Cllr Wood **Seconded by:** Cllr Rosser
Committee **resolved** to **adopt** the minutes.*

6 PH2468 TO DISCUSS AND AGREE PLANNING BUDGET'S REQUIREMENTS

The Meetings & Projects Officer queried whether committee wanted to retain the Maps, and Rights of Way budget, or for it to be transferred to P&F Committee.

Cllr Wood expressed the current Peacehaven map excluded lots of roads in East Ward, and the Meetings & Projects officer outlined the maps project work to-date.

Cllr Gallagher suggested that the maps used for the NDP may be able to be shared with the officer; Cllr Campbell updated committee on their vision for the map; and Cllr Alexander updated committee on his map experience.

7 PH2469 TO RECEIVE AN UPDATE OF THE PEACEHAVEN AND TELSCOMBE NEIGHBOURHOOD PLAN

Cllr Gallagher updated committee that there was a deadline for completing alterations; that the plan would be brought to council in the new year for noting; and the referendum would take place either early May or April 2026.

8 PH2470 TO NOTE PLANNING COMMITTEE'S BUSINESS PLAN PROGRESS AND AGREE PROPOSALS FOR FULL COUNCIL

Cllr Gallagher commented that all committees were putting forward proposals for the Business Plan. Cllr Alexander expressed belief that, as decisions for Rights of Way had to be put in by Full Council, the Rights of Way Working Group needed to stay under Council, whereby Cllr Campbell commented how one type of right would need to be put in by Council, and the other by anyone.

(20:03) 1 member of public left the meeting

Cllr Alexander expressed the Rights of Way submissions worked in 7-year phases, and that next year could be the start of a new phase.

Cllr Campbell reasoned why sign posting should be on the business plan.

It was proposed to agree to ask Council to transfer responsibility for the Public Rights of Way Working Group to the Planning Committee.

Proposed by: Cllr Gordon-Garrett **Seconded by:** Cllr Rosser
1 member abstained.

Cllr Alexander expressed that the Business Plan was to include projects, rather than business-as-usual items that were part of an officer's role.

It was suggested that under the Business Plan item 'Footpaths, bridleways, and cycle/wheeling routes', 'Update' be changed to 'Create' map.

It was proposed to adopt the proposed revision and put forward to Council for consideration.

Proposed by: Cllr Campbell **Seconded by:** Cllr Rosser
2 members abstained.
The resolution was **carried**.

9 PH2471 TO AGREE REQUESTS MADE TO ESCC FOR NEW DOUBLE YELLOW LINES

Cllr Alexander suggested specific details be put forward, for example measurements and exact locations.

Cllr Gallagher commented that Cllr Robinson may be able to get hold of a maintenance list, and Cllr Wood queried why all yellow lines were not regularly maintained.

It was proposed to agree to the list submissions, with an amendment that a PTC officer seek a meeting with an ESCC officer (road steward) on site to discuss the various items on the last list and this one.

Proposed by: Cllr Campbell **Seconded by:** Cllr Gordon-Garrett
All in **favour**.

10 PH2472 TO NOTE THE JOINT MEETING WITH TELSCOMBE TOWN COUNCIL REPORT

Cllr Gallagher outlined the meeting.
The report was **noted**.

Cllr Alexander suggested the list of pedestrian crossings & islands should progress to ESCC.

11 PH2473 TO NOTE THE ESCC INITIAL IDEAS FOR A CYCLE/WHEELING LOOP

Cllr Gallagher expressed that the actual route had not been fixed and further consultation would be taking place, and Cllr Alexander commented that there had been many consultations over a long period and suggested the project be finalised.
The report was **noted**.

12 PH2474 TO AGREE TO SET UP A TFG FOR THE LDC LOCAL PLAN CONSULTATION

Cllr Gallagher expressed that the consultation would be available in the new year and suggested whether Terms of Reference should be set up.

There was general discussion around the LDC Local Plan consultation, including its current status, speculation on the consultation, and site assessments areas.

It was proposed to set up a TFG to form a draft consultation response on behalf of PTC.

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

All in **favour**.

The TFG members were agreed as: Cllr Alexander, Cllr Gordon-Garrett, Cllr Campbell, Cllr Rosser, and for other councillors to be invited when the minutes are presented at Full Council on 16th December 2025.

13 PH2475 TO NOTE THE BUS CLEARWAYS REPORT

Cllr Campbell outlined the report.

The report was **noted**.

14 PH2476 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

a. Public Safety Group

The Committees and Assistant Projects Officer was thanked for the meeting notes.

b. Meridian Monument and Area TFG

The Meetings & Projects Officer updated committee that the information board at the Monument was now in situ.

It was proposed to close the TFG.

Proposed by: Cllr Wood

Seconded by: Cllr Rosser

All in **favour**.

15 TO COMMENT on the following Planning applications as follows:-

PH 2477 LW/25/0627 199 Arundel Road

The application was **noted**.

PH 2478 LW/25/0611 30 Steyning Avenue

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

Proposed by: Cllr Gallagher

Seconded by: Cllr Wood

Committee resolved to **support** the application.

PH 2479 LW/25/0652 52 Bolney Avenue

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

Proposed by: Cllr Gordon-Garrett

Seconded by: Cllr Rosser

Committee resolved to **support** the application.

PH 2480 TW/25/0109/TPO 29B Telscombe Road

It was proposed to **object** the TPO application on the grounds that was unnecessary, would not damage pedestrians or cars, and the canopy reduction to a 3m stump was too much.

Proposed by: Cllr Campbell

Seconded by: Cllr Wood

1 member abstained.

Committee resolved to **object to** the application.

PH 2481 TW/25/0109/TPO 126A Firlie Road

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

Proposed by: Cllr Gordon Garrett

Seconded by: Cllr Alexander

Committee resolved to **support** the application.

16 TO NOTE the following Planning decisions

PH 2482 Determined Appeal APPEAL/24/0021 app ref EN/22/0205

PH2483 LW/25/0593 127 Promenade

PH2484 LW/25/0308 25 The Highway Peacehaven

PH2485 LW/23/0684 129 Edith Avenue North Peacehaven

Committee **noted** the above planning decisions.

17 PH2486 TO NOTE PLANNING COMPLAINTS

Cllr Campbell suggested that the first item on the Complaints Log be reported by an officer to Cllr O'Connor as part of the completion procedures as part of the whole estate.

The complaints log was **noted**.

18 PH2487 TO REVIEW & UPDATE THE PLANNING ACTION PLAN AND AGREE ANY ACTIONS REQUIRED

Cllr Campbell suggested the grass cutting item be removed from the list.

Cllr Alexander updated committee that in reference to the first item the black cat had been turned down for funding due to its expense. Cllr Campbell suggested the black cat progress somehow, and the Chair suggested that current traffic flow devices be investigated for capturing speed data.

19 PH2488 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 13TH JANUARY 2026 (applications only) AT 6.15 PM

The next meeting was **agreed**.

There being no further business, the meeting was closed at 21:46