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Meridian Way,
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East Sussex,
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Draft Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 16th September 2025 at 7:30pm.

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

Officers: Zoe Polydorou (Meetings & Projects Officer)

No members of the public were in attendance.

1 PH2394 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 PH2395 PUBLIC QUESTIONS - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*
There were no public questions.

3 PH2396 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

An apology was received from Cllr Sharkey.

An apology was received from Cllr Davies and Cllr Gallagher substituted.

4 PH2397 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH2398 TO ADOPT THE MINUTES FROM THE 26TH AUGUST 2025

Proposed by: Cllr Wood

Seconded by: Cllr Rosser

Committee **resolved** to **adopt** the minutes of 26th August 2025

6 PH2399 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The Meetings & Projects officer expressed that, in the new financial year, the budget codes would be updated to reflect the new committee structure, and clarified there was A1 boards income, which would be updated by the RFO.

The budgetary report was **noted**.

7 PH2400 TO RECEIVE AN UPDATE OF THE PEACEHAVEN AND TELSCOMBE NEIGHBOURHOOD PLAN

Cllr Gallagher updated committee that in anticipation of the fact check, due on 20th September, a steering group had been arranged for the 8th October.

The Chair thanked Cllr Gallagher.

8 PH2401 TO NOTE THE SUSTRANS REPORT AND SET UP A TFG

Cllr Campbell outlined the report and expressed that part of the route was not included in the report, and expressed the importance of planning progress in view of the timelines.

Cllr Gallagher expressed that rather than setting up a TFG an exploratory meeting should be arranged with Telscombe Town Council, Cllr O'Connor and Chrstine Robinson, as progress was being made, and that there was not available money.

Cllr Campbell updated committee that she had attended numerous meetings in relation to this item, whereby Cllr Gallagher expressed how the meeting could be made more appropriate for Peacehaven, with a view of pooling knowledge and reporting back to this committee.

Cllr Campbell suggested making contact with the school to understand the situation.

It was suggested to arrange an exploratory joint meeting with Telscombe Town Council, to include all the relevant parties from both councils, involve the Meetings & Projects Officer, Bianca Bus from Telscombe Town Council and Councillors.

Cllr Campbell and Cllr Gallagher expressed their interest in attending the meeting, and Cllr Rosser agreed he would if needed.

The report was **noted**.

9 PH2402 TO AGREE TO REQUEST TO ESCC MORE DOUBLE YELLOW NO-PARKING LINES

Cllr Wood expressed concern that there was nothing in the report to represent East Peacehaven, and Cllr Campbell suggested another report could be brought to a future committee for additional locations and reminded committee of the request window.

Cllr Wood raised concern of the rules surrounding double yellow lines and parking on verges, and the value of also displaying signs.

Cllr Gallagher expressed that every six months Telscombe Town Council were made aware of the opportunity to request double yellow lines, questioned whether this was the case for Peacehaven Town Council, and outlined reasons for the importance of arranging a meeting with Telscombe Town Council. Members discussed the issue of parking on verges.

It was suggested that an officer arrange an exploratory informal meeting with TTC about the procedure, to query with the Town Clerk the process of ESCC contacting PTC around yellow line deadlines, and to find out when the next deadline was.

It was proposed to put forward the 3 requests for more double yellow no-parking lines as outlined in the report, and the importance of working with TTC was noted.

Proposed by: Cllr Campbell Seconded by: Cllr Rosser

All in **favour**.

1 member abstained.

Cllr Rosser suggested the MP was lobbied in relation to this area in terms of budget.

10 PH2403 TO NOTE THE CHALKERS RISE ESTATE REPORT

Cllr Campbell expressed the report had been sent to Cllr O'Connor, and that the report consisted of several ideas.

Cllr Gallagher queried whether the facts had been checked, for instance the infiltration pond, and had concern that the report could not be endorsed so carried no weight.

The report was **noted** as being from Cllr Campbell's observations, as Central ward Councillor.

The Chair expressed that background research had been carried out and the report was important in view of the expanse of the development and its future handover.

11 PH2404 TO AGREE TO A PUBLIC CONSULTATION ON PEDESTRIAN CROSSINGS & ISLANDS

Cllr Wood expressed concern that currently some drop kerbs did not have another on the opposite side.

Cllr Gallagher suggested that this project was being progressed by others, including Lewes District councillors and was the responsibility of ESCC; that it was not ready for public consultation, which would be carried out by ESCC; and suggested that it was found out whether that money was still available, and then to follow up with ESCC.

Cllr Campbell expressed the aim of the public consultation was for Peacehaven Town Council to advocate for residents in an orderly way with a list of drop kerb, island and pedestrian crossings improvements.

Cllr Wood expressed there was no pedestrian crossing or path near to Peacehaven Heights, and Cllr Gallagher expressed the whole of the A259 needed to be considered, and the importance of following up the whereabouts of the money.

It was proposed to arrange an informal meeting with Telscombe Town Council, bring a report back to committee, and in the meantime set up a TFG to further progress the work, with invites to other councillors from all wards to meet after the informal meeting.

Proposed by: Cllr Campbell Seconded by: Cllr Wood

All in **favour**.

TFG members were agreed as: Cllr Wood, Cllr Campbell, Cllr Gordon-Garrett, Cllr Rosser.

Cllr Rosser requested the lack of a pavement at Peacehaven Heights to be noted.

12 PH2405 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

a. Public Safety Group

The Chair updated committee that a report would be brought to the next committee meeting.

b. Meridian Monument and Area TFG

The Meetings & Projects Officer updated committee on the progress of the information board, and presented on-screen the final signed-off visual.

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

PH2406 LW/25/0467 120 Rowe Avenue Peacehaven

It was proposed to not comment but that LDC officers take extra steps to ensure that neighbours at number 122 were aware of the application.

Proposed by: Cllr Campbell **Seconded by:** Cllr Wood

All in **favour**.

PH2407 LW/25/0508 9 Phyllis Avenue Peacehaven

It was proposed to object to the application on the following grounds:-

- Undermines the historic Bells club building (now the mosque) both socially and structurally due to the proposal to dig down nearly 1 metre.
- This is an employment area for light industry, not a residential area. Houses in the street are a long way away and would not want to lose a commercial building in the middle of the area.
- It is within a coastal vulnerability zone (page 51 of the January 2025 revision to the Climate Change topic paper) and therefore in breach of draft policy LC8 of the emerging LDC Local Plan 2040.
- There is no parking provision.
- There is inadequate / non-existent waste management arrangements.
- It is gross overdevelopment.
- It grossly breaches the emerging Peacehaven & Telscombe NDP Policy 1(4), and would be out of character in lots of ways, including that it would be on a coastal plotland where the maximum building height should be two storeys.
- It breaches P&T NDP design codes PB1, PB2, PB5, PB6, PB7 and PB8.
- There are important factual errors in the application, for example in the planning portal document PP142 74055 – they deny there are any areas of protected or priority sites close by, when it about 100metres from the clifftop SSSI and about 20metres from the edge of a local nature reserve.
- Impedes commerce.
- The Health and Safety of Peacehaven residents could be impeded with regards to ambulance station access.
- It is an incomplete application (all environment documents are missing) and there are factual errors.

Proposed by: Cllr Campbell **Seconded by:** Cllr Rosser
Committee **resolved** to object to the application.

PH2408 LW/25/0509 42 Gladys Avenue Peacehaven

It was proposed to support the application subject to officers ensuring, possibly through the estate agents, that the new owners of the house next door are aware of the application.

Proposed by: Cllr Wood **Seconded by:** Cllr Rosser
Committee resolved to **support** the application.

14 TO NOTE the following Planning decisions and applications

PH2409 LW/25/0410

PH2410 LW/25/0234

PH2411 LW/25/0366

PH2412 LW/25/0342

PH2413 LW/25/0317

PH2414 LW/25/0153

PH2415 LW/25/0314

PH2416 LW/24/0630

Committee **noted** the above planning decisions.

15 PH2417 TO NOTE PLANNING COMPLAINTS

The planning complaints were **noted**.

16 PH2418 TO REVIEW & UPDATE THE PLANNING ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

The action plan was **noted**.

**17 PH2419 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 7TH OCTOBER 2025 (applications only)
AT 6.15 PM**

The next meeting was **confirmed** as 7th October 2025

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