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Meridian Way,
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East Sussex,
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Minutes of the meeting of the Planning & Highways (Applications Only) Committee meeting held in the Anzac Room, Community House on 27th May 2025 at 6:15pm.

Present: Cllr Gordon-Garrett (Chair), Cllr Campbell, Cllr Sharkey, Cllr Davies, Cllr Rosser, Cllr Wood, Cllr Donovan, Cllr Fabry, Cllr Gallagher.

Officers: George Dyson (Town Clerk), Vicky Onis (Committees and Assistant Projects Officer)

3 members of the public were in attendance.

GENERAL BUSINESS

1 PH2303 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 18:15, welcomed everyone, read out the Civility and Respect statement, ran through the fire exit procedure, asked for phones to be switched off, announced that the meeting was being recorded, and outlined the procedure for the public questions item.

2 PH2304 PUBLIC QUESTIONS - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*

A member of the public spoke in objection to application LW/25/0224, citing overdevelopment, traffic, overlooking to existing properties leading to a lack of privacy, and concerns over inaccuracies with the tree survey.

Cllr Wood also spoke in relation to application LW/25/0224, with concerns of the impact on migratory birds, suggesting that every new development should have 'swift bricks' included in the build.

3 PH2305 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were no apologies for absence.

4 PH2306 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH2307 TO ADOPT THE MINUTES FROM THE 6TH MAY 2025

Proposed by: Cllr Rosser **Seconded by:** Cllr Sharkey

The minutes of 6th May 2025 were **agreed** and **adopted**.

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

PH2308 LW/25/0224 The Dewdrop Inn 19 Steyning Avenue

Cllr Wood raised concerns over the chalk cellar being referred to as a 'small basement' in the plans, that this seemed like overdevelopment, that it would be uncharacteristic for the area as there are no flats currently south of the Coast Road, and inaccuracies in the sustainability report.

Cllr Campbell highlighted the already significant public objection to the redevelopment, and that the public house has been subject to a nomination as an asset of community value. She noted that PTC had formally

asked that a change of use to housing should be delayed until the autumn in case an alternative viable option emerged.

Cllr Campbell stated that the adverse impacts of the Application significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole; the Application directs development to an unsustainable location, secures a badly designed place and does not provide affordable homes (NPPF para 11). She continued to give a lengthy list of policies within the NPPF and emerging Local Plans which the proposed development seems to breach: NPPF paragraph 129(c) (infrastructure), 135 and 139 (detract from overall quality of area, totally unsympathetic to surrounding built environment and fails to distinguish between A259 sites and coastal plotlands (see P&T Neighbourhood Plan Design Codes 4.1 and 4.2), and NPPF policies 162, 163, 164 and 185 because the site falls within the coastal vulnerability zone (see LDC Local Plan Topic Paper Jan 2025 page 50 and LDC emerging 2040 Plan policy CC8). She also proposed several conditions that should be applied if the District Council were minded to grant the planning permission: No SUDS etc unless a specialist coastal change geological expert recommended otherwise; removal of east-facing balconies (privacy for neighbours); secure management and funding arrangements for the proposed community spaces in perpetuity; secure water supply and sewage for other local residents as well as occupants; consult Bat Conservation Society re rare and threatened Barbastelle bats; preserve items of historical interest such as unique roof tiles and Inn Sign if only for use elsewhere; swift boxes etc .

Cllr Gallagher commented on the proposed development being far too big and out of character for the area, that it would put additional strain on the Steyning Road car park, which is already very busy, would have a knock on impact on local businesses, and concerns over the lack of a sustainable plan for the development.

Cllr Gallagher also highlighted several areas within the emerging Neighbourhood Development plan which the application breaches, as well as the destruction of bio-diversity on the site. She cited NPPF paras 136-7 requiring high quality design and trees, P&T emerging Neighbourhood Plan PT1, PT2 (long term sustainability), PT3 (negatively impact area and greenery/biodiversity); PT8 low cost housing (Application does nothing for local housing need); breach of P&T Design Guide coastal plotlands, including height limit to 2.5 storeys.

It was proposed that the Committee object to the application on the grounds cited throughout this item.

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

Committee **resolved** to **object** to this application by majority, with one abstention.

2 members of the public and Cllrs Gallagher and Fabry left at this point (18:47).

PH2309 LW/25/0159 227 Arundel Road

It was proposed that Committee support this application

Proposed by: Cllr Sharkey **Seconded by:** Cllr Davies
Committee **resolved** to **agree** to support this application

PH2310 LW/25/0228 23 The Promenade

It was proposed that Committee support this application

Proposed by: Cllr Campbell **Seconded by:** Cllr Sharkey
Committee **resolved** to **agree** to support this application

PH2311 LW/25/0153 81 Lincoln Avenue

Cllr Campbell highlighted a lack of a biodiversity report in the application which is a particular concern given that the site includes a large hedge which would represent a significant biodiversity loss, although noted that the plans seem to include retaining part of the hedge.

Cllr Wood raised concerns over a lack of information about whether the grass verge is to be retained or not, and also asked that swift bricks be included in the development.

There were concerns around whether the application would meet planning requirements around light access and space between the two buildings.

It was proposed that Committee request a biodiversity report is undertaken, that the light impact on the existing property is considered, that the whole hedge is retained, and that the plans include swift and bee bricks.

Proposed by: Cllr Campbell **Seconded by:** Cllr Sharkey
Committee **resolved** to **agree** to comment on this application.

PH2312 LW/25/0245 12 Jason Close

The Committee noted that there are already some objections from residents on the planning portal to this application.

Committee **noted** the application, but declined to comment on the application.

7 TO NOTE the following Planning decisions

PH2313 LW/25/0010 136 Rowe Avenue

PH2314 LW/25/0097 138 South Coast Road

PH2315 LW/25/0134 9 Downs View

Committee **noted** the planning decisions.

7 PH2316 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 17TH JUNE 2025 AT 7.30PM

The next meeting was confirmed as 17th June 2025.

There being no further business, the meeting was closed at 19:08.