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

Draft Minutes of the meeting of the Planning Committee meeting held in the Anzac Room, Community House on 13TH January 2026 at 6:15pm.

Present: Cllr Gordon-Garrett (Chair), Cllr Campbell (Vice Chair), Cllr Davies, Cllr Wood, Cllr Rosser, and Cllr Gallagher.

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

5 members of the public were in attendance.

1 PH2489 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 PH2490 PUBLIC QUESTIONS

There were six public questions.

The first questioner spoke on item PH2497 LW/25/0696 Land North West of Greenhill Way and provided photos with regards to the item. They queried whether their objection to the household development application was still relevant; expressed concern that their driveway, which was not constructed for heavy vehicles, would be encroached upon and damaged; raised the applicant's car lights would be an issue; that the existing road was very narrow; expressed the high cost of installing driveway gates and queried why they'd not received official notice of the application. The questioner provided documentation in response to Cllr Campbell's developer's land access query.

The Chair suggested that the questioner resubmit the information to Lewes District Council.

The second questioner spoke on behalf of another resident in reference to item PH2494 and PH2495, Land adjacent to 66 The Lookout. It was expressed that the main objection was access via a private track, and raised concern with an increase of light and sound, and traffic, and reminded committee of the abundance of protected species.

The third, through to the sixth questions were on item PH2494 and PH2495, Land adjacent to 66 The Lookout:-

- It was expressed that, with no mention of a change of agricultural land use, how could the applicant request a certificate of ownership and development and keep the dwellings on the land?
- It was asked if it could be looked into whether the change of land use had been progressed, and raised that access was limited and unsuitable for vehicles, and that field shelter hadn't been there for 3 years so wouldn't be a replacement.
- The lack of enforcement to-date was raised, and Cllr Gallagher responded that LDC were progressing the application lawfully.
- It was queried where the notices were.
- Whether business rates would be start to be charged if the application was successful.

3 PH2491 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies were received from:-

- Cllr Sharkey, and Cllr Gallagher substituted

4 **PH2492 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There was 1 declaration of interest from Cllr Gordon-Garrett.

5 **PH 2467 TO ADOPT THE MINUTES FROM THE 9TH DECEMBER 2025**

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

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

PH2497 LW/25/0696 Land North West of Greenhill Way

It was proposed to **object** to the application on the grounds of there being inadequate information, a misleading plan that appears to show access that belongs to a neighbour, insufficient room to fulfil Peacehaven & Telscombe Neighbourhood Plan PT1, that it may be outside the settlement boundary, concern with safety, and that there would be unacceptable impact on the immediate neighbours.

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

18:46 - The Chair left the meeting

PH2494 SDNP/25/00228/FUL Land adjacent to 66, The Lookout

The substitute Chair of the meeting ran through Peacehaven Town Council's previous comments.

18.58 - The Meetings and Projects Officer, 2 members of the public, and the Assistant Projects Officer left the room

18.59 – The Assistant Projects Officer rejoined the meeting

It was proposed to **object** to the application. There is no need to change the original application comments, submitted on 4th March 2025 by Peacehaven Town council, except for the now-submitted fire risk assessment, meaning the objection is on the same grounds. It is therefore requested that all previous comments and objections made in relation to the original application retain the same weight and consideration for the amended application. It is also asked that LDC enforces its previous refusal decisions.

Proposed by: Cllr Rosser **Seconded by:** Cllr Gallagher
All in **favour**.

19.08 - 3 members of the public left the room and the Assistant Projects Officer

19.09 – The Assistant Projects Officer returned

PH2495 LW/25/0021 Land adjacent to 66, The Lookout

It was proposed to **object** to the application. There is no need to change the original application comments, submitted on 4th March 2025 by Peacehaven Town council, except for the now-submitted fire risk assessment, meaning the objection is on the same grounds. It is therefore requested that all previous comments and objections made in relation to the original application retain the same weight and consideration for the amended application. It is also asked that LDC enforces its previous refusal decisions.

Proposed by: Cllr Campbell **Seconded by:** Cllr Gallagher
All in **favour**.

PH2496 LW/25/0661 Land at Hoyle Road

It was proposed to **object** to the application because current rules/terms and conditions are not being adhered to. In addition, there are six objections from neighbouring properties on the planning portal, which further support the need for a formal investigation into the complaints raised.

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

7 **TO NOTE the following Planning decisions**

PH2498 LW/25/0508 9 Phyllis Avenue

PH2499 LW/25/0283 6 Rustic Road

PH2500 LW/25/0560 Sweetwater 26 Blakeney Avenue

Committee **noted** the above planning decisions.

**8 PH2501 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 3RD
FEBRUARY 2026 AT 7.30 PM**

The next meeting was **agreed**.

There being no further business, the meeting was closed at 19:20

Detailed Income & Expenditure by Budget Heading 28/01/2026

Month No: 10

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
200 Planning & Highways							
1022 Planter Advertising	333	1,100	767			30.3%	
1051 A1 Boards	60	1,100	1,040			5.5%	
Planning & Highways :- Income	393	2,200	1,807			17.9%	0
4851 Noticeboards	0	650	650		650	0.0%	
4852 Monument & War Memorial	3,561	600	(2,961)		(2,961)	593.4%	3,524
4853 Street Furniture	0	600	600		600	0.0%	
4854 Maps / Right of Way	0	500	500		500	0.0%	
Planning & Highways :- Direct Expenditure	3,561	2,350	(1,211)	0	(1,211)	151.5%	3,524
4101 Repair/Alteration of Premises	728	2,500	1,772		1,772	29.1%	
4111 Electricity	592	2,500	1,908		1,908	23.7%	
4171 Grounds Maintenance Costs	347	500	153		153	69.5%	
4850 Grass Cutting Contract	16,178	16,178	(0)		(0)	100.0%	
Planning & Highways :- Indirect Expenditure	17,846	21,678	3,832	0	3,832	82.3%	0
Net Income over Expenditure	(21,013)	(21,828)	(815)				
6000 plus Transfer from EMR	3,524	0	(3,524)				
Movement to/(from) Gen Reserve	(17,490)	(21,828)	(4,338)				
Grand Totals:- Income	393	2,200	1,807			17.9%	
Expenditure	21,406	24,028	2,622	0	2,622	89.1%	
Net Income over Expenditure	(21,013)	(21,828)	(815)				
plus Transfer from EMR	3,524	0	(3,524)				
Movement to/(from) Gen Reserve	(17,490)	(21,828)	(4,338)				



Committee:	Planning	Agenda Item:	PH2509
Meeting date:	February 3 2026	Authors:	Chair and Vice Chair
Subject:	Repainting Parking Restrictions		
Purpose:	To Improve Parking Restrictions		

Recommendation(s):

To Agree

1. Background

ESCC and its contractor have a programme of works repainting lines on highways. A few weeks ago, the Chair invited all councillors to report any double yellow lines etc that they believe should be repainted. The list below is to be sent to East Sussex County Council to help prioritise the programme of repainting.

(i) **Advisory white line between traffic island and junction of Cripps Avenue/Pelham Rise:** reason is that cars often park there, especially when picking up children from Meridian School, forcing the north-bound 14 bus to swerve onto the wrong side of the traffic island. Arguably this almost invisible white line should be converted into double yellow.

(ii) **Roderick Avenue eastbound bus stop on north side of A259:** the east end is missing a stretch of double yellow lines, enabling parking that blocks part of the bus stop and can force buses to block the main carriageway.

(iii) **A259 from Bolney Avenue eastwards:** almost all double yellow lines need repainting to stop parking that impedes the traffic on this MRN

(iv) **Areas of Arundel Road East:** double yellow lines need repainting in many places, as does the white line on the bend at the junction with Greenwich Way (although in practice no-one parks there). The two most sensitive areas where parking can cause most problems are at the junctions between Horsham Avenue and Steyning Avenue and in the area around the Piddinghoe Avenue roundabout (where football etc traffic creates weekend congestion).

(v) **The north-south route from A259/ Sutton Avenue junction to Pelham Rise junction with Roderick Avenue North.** Parking anywhere on this route (apart from outside Annexe Store) can create dangers as well as congestion.

2. Options for Council

To agree

3. Reason for recommendation

Parking Restrictions painted on the highway are frequently ignored. If they are so worn as to be invisible, drivers may not notice them and/or they may become unenforceable. Cars parked in the wrong places can create inconvenience or even danger. Sending the above list will help ESCC and its contractor in their work.

4. Expected benefits

Improved safety and traffic flows.

5. Implications

5.1 Legal	Police can take enforcement action
5.2 Risks	The risk is of not agreeing
5.3 Financial	No cost to PTC
5.4 Time scales	Partially urgent
5.5 Stakeholders & Social Value	Improved Highways
5.6 Contracts	n/a
5.7 Climate & Sustainability	n/a
5.8 Crime & Disorder	Less breaching of traffic regulations
5.9 Health & Safety	Reduce parking in potentially dangerous places
5.10 Biodiversity	n/a
5.11 Privacy Impact	n/a
5.12 Equality & Diversity	n/a

6. Values & priorities alignment

Which of the Core Values does the recommendation demonstrate?	
6.1 Empowering and supporting the community	<input checked="" type="checkbox"/>
6.2 Growing the economy sustainably	<input checked="" type="checkbox"/>
6.3 Helping children and young people	<input checked="" type="checkbox"/>
6.4 Improving the quality of life for residents and visitors to Peacehaven	<input checked="" type="checkbox"/>
6.5 Supporting residents in need	<input type="checkbox"/>
6.6 Valuing the environment	<input type="checkbox"/>

<p>6.7 Which business plan item(s) does the recommendation relate to?</p> <p>Duty of PTC to support residents</p>
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Committee:	Planning	Agenda Item:	PH2510
Meeting date:	3 rd February 2026	Authors:	TFG on Local Plan Consultation
Subject:	Peacehaven Map		
Purpose:	To agree the cost for a new Peacehaven map		

Recommendation(s):

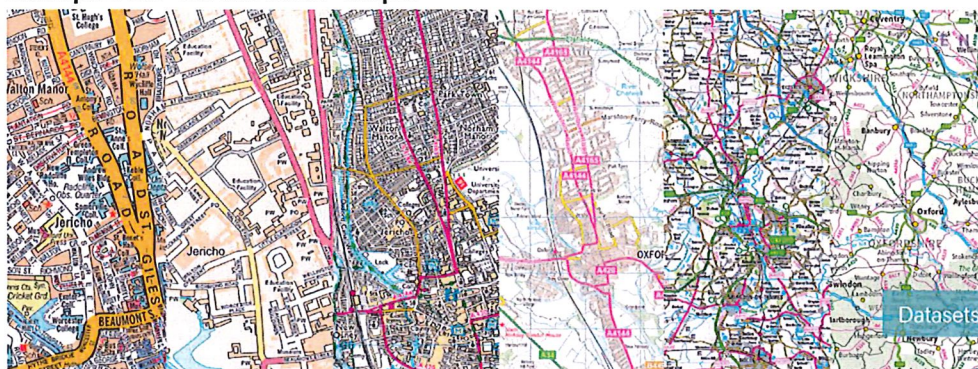
To agree the cost for an A1 size paper map, with the possibility that an A2 could be suitable, and for the map to be supplied in vector format, with the PTC logo included.

1. Background

At P&H Committee on 29th July 2025 under item PH2369, it was agreed that Officers bring map proposals to a future committee, and to include Telscombe Cliffs, and for a quotation for a more professional map to potentially include an index. Since then, a Peacehaven map estimate has been received to cover the following:-

- An “off the shelf” map (as opposed to another bespoke mapping, sometimes illustrated, 3D, etc, which is much more expensive, examples of which can be found here: <https://www.lovelljohns.com/industries/local-gov>)
- The map to use a dataset that goes up to April 2025* (it is not possible to make it more current than that as new data will not be available to the company for several months yet).
- To include an alphabetical street names index (to go next to the mapping itself on the same printed sheet)
- Map supplied in a paper finish, which PTC could fold if desired
- Map supplied as a digital vector file
- Map licence giving PTC permission to use both the printed and the digital PDF versions supplied as we wish, i.e. updating, selling.

Examples off ‘Off the Shelf’ maps:



*If there were particular areas of concern (a particular housing estate for instance) then if PTC told the company where one was, they could extract that particular area and send a sample over of the data for PTC to check.

Area Covered

I will need to go back to the company with the exact area that the map needs to cover, but in the meantime have explained it would need to cover the whole of Peacehaven.

Dimensions

The company has advised that the map area may occupy a space of around A3 (420mm x 297mm), or something similar, but the space occupied by the Street Index is unknown until it's actually made, as it's determined by how many roads there are within a given area. Therefore, the overall print estimate may need to be either A2 (594mm x 420mm) or A1 (841mm x 594mm), in order to accommodate both the map area and the street index. In which case, it is recommended to budget for an A1 size, with the possibility that an A2 could be suitable.

The company have expressed that A4 is too small as the text will not be very readable

Additional Information

Rather than showing and trying to keep additional information on the map up to date, i.e. defibrillators, Safe Spaces, it is advisable that their weblinks are included on the map instead i.e:-

- Defibrillators: <https://www.defibfinder.uk> (South East Coast Ambulance Service use when they deploy defibs)
- Safe Space Sussex: <https://www.safespacesussex.org.uk>

Finances

The prices shown below are estimates, as I have been advised that it is usual for further requirements to reveal themselves as correspondence progresses.

The estimate to supply a Map Vu 10 Street map of Peacehaven, with a street index, in a Paper finish along with a digital PDF copy would be:

- A2 size - £353.00
- A1 size - £369.00
- Supplied in vector format is an additional £50
- The addition of the PTC logo is an additional £15

TOTAL: £418 - £434 (excluding VAT)

The estimate is valid for 30 days (from 7th January 2026)

2. Options for Council

1. To agree the cost for an A1 size paper map, with the possibility that an A2 could be suitable, and for the map to be supplied in vector format, with the PTC logo.
2. To agree another way forward.

3. Reason for recommendation

To provide an up-to-date map in both paper and vector format.

4. Expected benefits Implications

Better efficiency and information for residents and visitors

5.1 Legal	
5.2 Risks	
5.3 Financial	In the Maps / Rights of Way budget, including FY 2026/7, there is £1000.
5.4 Time scales	The project will begin as soon as the cost is agreed.

5.5 Stakeholders & Social Value	Improved map information
5.6 Contracts	With the map producing company
5.7 Climate & Sustainability	
5.8 Crime & Disorder	
5.9 Health & Safety	
5.10 Biodiversity	
5.11 Privacy Impact	
5.12 Equality & Diversity	

5. Values & priorities alignment

Which of the Core Values does the recommendation demonstrate?	
6.1 Empowering and supporting the community	<input checked="" type="checkbox"/>
6.2 Growing the economy sustainably	<input type="checkbox"/>
6.3 Helping children and young people	<input type="checkbox"/>
6.4 Improving the quality of life for residents and visitors to Peacehaven	<input checked="" type="checkbox"/>
6.5 Supporting residents in need	<input checked="" type="checkbox"/>
6.6 Valuing the environment	<input type="checkbox"/>
6.7 Which business plan item(s) does the recommendation relate to? 'Footpaths, Bridleways, and cycle/wheeling routes'	

6. Appendices

None



Committee:	Planning	Agenda Item:	PH2511
Meeting date:	February 3 2026	Authors:	TFG on Local Plan Consultation
Subject:	PTC Response to LDC Consultation on Draft Local Plan 2042		
Purpose:	To Agree a Draft Response by PTC		

Recommendation(s):

1. To Agree to forward the TFG draft Responses for decision by Full Council
2. To Discuss and Agree information for residents

1. Background

The draft Lewes District Council (LDC) Local Plan 2042 is currently open to public consultation again, with the consultation period ending on February 28 2026. This is phase 2 of the Regulation 18 phase of Local Plan development, 'A Spatial Strategy for Development of our Plan Area'. It identifies sites for new homes in the whole Plan Area (ie LDC Area outside the South Downs National Park). LDC has provisionally allocated sites for 167 new homes in Peacehaven (in addition to any increases arising from eg individuals building new homes on sites where there used to be only one)¹. Consultation documents can be viewed at Peacehaven Leisure Centre and an unstaffed exhibition at Marine Workshops, Newhaven, runs until February 6. A local drop-in consultation event is planned for Friday February 6, 16.30-20.30, at Community House. There is a parallel Consultation on green spaces to be protected under the Local Plan.

On December 9, Planning Committee established a Task and Finish Group (TFG) to prepare a draft response by PTC. Four councillors were appointed. As agreed by Planning Committee, at Full Council on December 16, the Chair of Planning invited any other councillors who so wished to join the TFG: no others volunteered.

Until recently, it had been expected that the Green Spaces designation would be part of the Neighbourhood Plan process and a list of proposed green spaces agreed by the Neighbourhood Plan Steering Group will be put forward directly to Full Council. The process has now changed and green spaces must be proposed as part of the Local Plan Consultation process. Each proposed Green Space has to be proposed individually. The TFG has therefore considered whether any extra green spaces should be proposed. (LDC has prepared a [map](https://experience.arcgis.com/experience/ce71158d4232462ca1a20b786c8d8266) and list of POTENTIAL green spaces that it seems may already be identified for inclusion in the Local Plan 2042 <https://experience.arcgis.com/experience/ce71158d4232462ca1a20b786c8d8266>).

The two Local Plan Consultations take the form of questionnaires. Answers that the TFG proposes that PTC Planning send to Full Council for agreement are attached in the Appendices to this Report. There is also an option in the Consultation process for further backing evidence to be sent to LDC by email. This is referred to in the Responses as Appendices A, B, C and D and is being circulated to Committee members under separate cover.

2. Options for Council

¹For comparison, it allocates new-build homes elsewhere as follows: Seaford-100, Ringmer and Broyle Side-1,605, Cooksbridge-751, edge of Haywards Heath -585, Telscombe Town (including East Saltdean)-10.

To agree the TFG recommendations

To amend the TFG recommendations

To reject the TFG recommendations

3. Reason for recommendation

To ensure that Peacehaven's residents and the town's interests are taken into account in LDC Local Plan 2042. if few or no residents respond to the Consultation, Peacehaven's views will have relatively less impact on LDC decision-making compared with other Towns in the LDC area, so it is important to encourage residents to respond.

4. Expected benefits

Better decisions on Peacehaven's future up to 2042 across all dimensions

5. Implications

5.1 Legal	LDC local Plan will determine Peacehaven's future
5.2 Risks	The risk is of not acting
5.3 Financial	Possible CIL/opportunity cost to residents of poor policies
5.4 Time scales	Urgent
5.5 Stakeholders & Social Value	All
5.6 Contracts	Future Planning Applications and other development
5.7 Climate & Sustainability	Framework for coastal and ecological decisions until 2042
5.8 Crime & Disorder	Indirect
5.9 Health & Safety	Indirect
5.10 Biodiversity	Significant potential destruction/increase
5.11 Privacy Impact	Planning decisions affect individuals and their homes
5.12 Equality & Diversity	Ditto

5. Values & priorities alignment

Which of the Core Values does the recommendation demonstrate?	
6.1 Empowering and supporting the community	X
6.2 Growing the economy sustainably	X
6.3 Helping children and young people	X
6.4 Improving the quality of life for residents and visitors to Peacehaven	X
6.5 Supporting residents in need	X
6.6 Valuing the environment	X
6.7 Which business plan item(s) does the recommendation relate to? All, directly or indirectly	

6. Appendices

Appendices stated below will be sent out as confidential papers.

Appendix 1 - Questionnaire response to Consultation on Local Plan 2042 Spatial Policies

Appendix 2 - Separate responses to Consultation on Specific Allocation Site proposals notably for Sites 41PT, 76PT, 77PT

Appendix 3 - Responses to Green Spaces Consultation

	Date Received	Method of contact	Area	Category	Details of Complaint	Actions taken	Current Status	Days taken to close
658	22/01/2026	Email	Non PTC land	Misc/Other	concern from resident that neighbours are carrying out significant garden work which will raise the ground in their garden by several feet. Concerns with drainage and implications to privacy.	VO has emailed enforcement and planning to check if this work needs planning permission.	Referred to LDC	
659	22/01/2026	In Person	Non PTC land	Road conditions	Ashington gardens, road surface still in an unacceptable state with pot holes and large chunks of loose tarmac. Was advised in october that the repairs were completed. These are not new potholes.	VO has raised a case with ESCC for inspection	Referred to ESCC	
660	22/01/2026	In Person	Non PTC land	Road conditions	road surface in cliff park close - many deep potholes.	VO has raised a case with ESCC for inspection.	Referred to ESCC	

661	19/01/2026	In Person	Non PTC land	Road conditions	<p>Sutton road/Greenwich way roundabout. Ongoing issue with potholes, deep ridges, danger for motor bikes and cars are swerving out to the next lane to avoid the pot holes and ridges. This has repeatedly been reported for the last few years to ESCC and County Councillors, holes are filled and then come loose within weeks, this is a waste of public money to be actioning throughout each and every year. The roundabout had work actioned following chalkers rise, to include extra lanes at each junction, why wasnt the centre of the roundabout refurbished to make it fit for purpose. There is also a report on fix my street.</p>			Open	
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Planning Committee - Action Plan				
CASE NUMBER	MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE
1	09/08/2022	Speed activated sign/ Speed Strip	For the Public Safety TFG to investigate, about the speed activated sign, and report back to the P&H Committee.	Committees & Assistant Projects Officer
			<ul style="list-style-type: none"> * Need more volunteers to support speed checks, so that data can be collated for the purchase of a SID. Need volunteers and data in order to purchase a SID we need regular data to prove problem areas. PTC have advertised for volunteer's numerous times along with 2 speed watch presentations held by police traffic officer Steve O'Connell. Only 2/3 residents attended the sessions and didn't volunteer. Another option to speed along this process would be to purchase a speed strip which can be set up to record the speed of cars for a week 24/7. The approx. cost will be £500 - projects officer investigating * operation downsway - drones will be used to combat anti social bikes and used across fields and areas * Cllr Gordon-Garrett has been out speedwatching when enough volunteers to support, not enough volunteers. * 28/04 The public safety Group are looking at a Black Cat device. This is a mobile device which can track amount of road users and the speeds. Funding can be sort from JAG or the Policing fund. Other funding is being researched. 28/9 was reported at public safety that the speed watch have been regular going out and have had some success. Please see Public Safety TFG notes. 28/9 Black Cat application is still in progress. please see Public safety notes. 	<p>* Need more volunteers to support speed checks, so that data can be collated for the purchase of a SID. Need volunteers and data in order to purchase a SID we need regular data to prove problem areas. PTC have advertised for volunteer's numerous times along with 2 speed watch presentations held by police traffic officer Steve O'Connell. Only 2/3 residents attended the sessions and didn't volunteer.</p> <p>Another option to speed along this process would be to purchase a speed strip which can be set up to record the speed of cars for a week 24/7. The approx. cost will be £500 - projects officer investigating</p> <p>* operation downsway - drones will be used to combat anti social bikes and used across fields and areas</p> <p>* Cllr Gordon-Garrett has been out speedwatching when enough volunteers to support, not enough volunteers.</p> <p>* 28/04 The public safety Group are looking at a Black Cat device. This is a mobile device which can track amount of road users and the speeds. Funding can be sort from JAG or the Policing fund. Other funding is being researched.</p> <p>28/9 was reported at public safety that the speed watch have been regular going out and have had some success. Please see Public Safety TFG notes.</p> <p>28/9 Black Cat application is still in progress. please see Public safety notes.</p>
2	26/02/2024	EV Chargers		
			<p>10/3/24 1st phase of installations in LDC have taken place with a company called Connected Kerbs. Peachhaven is likely to be in the 2nd Phase possibly the Lewes District car parks. Roderick Ave North, Piddinghoe Ave and Steyning ave.</p> <p>The LDC Officers want to evaluated the installation to make sure all satisfactory before proceeding with Phase 2</p> <p>22/10 Cllr Sharkey updated committee on a meeting held with LDC about EV Chargers, who were looking at Steyning Avenue, and Piddinghoe Avenue as two possible locations</p>	

