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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 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

Kreia Garda-Garrett. 3/2/26

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

K Gordon-Garrett

3/2/26

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

RJ Gordan-Gavett. 3/2/26

