

George Dyson
Town Clerk

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

Councillors on this Committee:

EX OFFICIO Cllr D Donovan (Chair of Council), Cllr A Harman (Vice Chair of Council)

Cllr K Gordon-Garrett (Chair), Cllr M Campbell (Vice Chair), Cllr P Davies, Cllr S Wood,
Cllr I Sharkey, Cllr M Rosser

12th November 2025

Dear Committee Member,

You are summoned to a meeting of the **PLANNING & HIGHWAYS COMMITTEE** to review PLANNING APPLICATIONS ONLY which will be held in the Anzac Room, Community House, Peacehaven on **Tuesday 18th November 2025 at 6.15pm.**

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A G E N D A

GENERAL BUSINESS

- 1 PH2448 CHAIR ANNOUNCEMENTS**
- 2 PH2449 PUBLIC QUESTIONS** - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*
- 3 PH2450 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**
- 4 PH2451 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**
- 5 PH2452 TO ADOPT THE MINUTES FROM THE 28TH OCTOBER 2025**

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

PH2453 LW/25/0283 6 Rustic Road Peacehaven Case Officer James Smith Deadline 19.11.25	Approval of Reserved Matters following Outline Planning Permission LW/21/0381 - To demolish existing double garage and erect a 3 bedroom bungalow - AMENDED PLANS https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/25/0283
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PH2454 LW/25/0574 15A Glynn Road Peacehaven Case Officer James Emery Deadline 21.11.25	Removal of Condition 2 relating to approval LW/88/0992 to enable existing garage door to be removed and new window inserted to front elevation https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/25/0574
PH2455 LW/25/0593 127 The Promenade Peacehaven Case Officer James Emery Deadline 24.11.25	Replacement of existing conservatory with a single-storey front extension, addition of new gable-end roof and pitched roof over existing front bay window, including alterations to fenestration https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/25/0593
PH2456 LW/25/0602 The Peacehaven 295 South Coast Road Peacehaven Case Officer James Emery Deadline 1/12/25	Installation of replacement signs to include. 1no totem sign, 1no single sided 'V' shaped corex sign, 1no double sided post mounted directional sign, 2no fascia signs with roundels and 2no sign written roundels https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/25/0602
PH2457 LW/25/0563 238a South Coast Road Peacehaven Case Officer James Emery Deadline 2/12/25	Demolition of single storey garage and part of existing office and construction of no.2 dwelling houses https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/25/0563
PH2458 LW/25/0603 149 South Coast Road Peacehaven Case Officer James Emery Deadline 3/12/25	Retrospective single storey rear extension https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/25/0603
PH2459 LW/25/0592 5 Bramber Avenue Peacehaven Case Officer James Emery Deadline 8/12/25	Retrospective conversion of home office into ancillary residential Accommodation https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/25/0592
PH2460 LW/25/0619 18 Cairo Avenue Peacehaven Case Officer James Emery Deadline 8/12/25	Erection of single storey rear infill extension and new rear dormer and extending roof to include converted garage and splitting property into a pair of semi-detached dwellings including adjustment of dropped kerb https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/25/0619

7 TO NOTE the following Planning decisions

PH2461 Planning Inspectorate Ref: APP/P1425/H/25/3374426 180 South Coast Road, Peacehaven All representations must be received by 8th December 2025.	Erection of one single-sided D6 small format Advertising Display An appeal has been lodged against the Conditions imposed on an advertisement consent, details shown above All representations must be received by 8th December 2025 If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at https://acp.planninginspectorate.gov.uk
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8 PH2462 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 9TH DECEMBER 2025 AT 7.30PM

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Draft Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 28th October 2025 at 7:30pm.

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

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

No members of the public were in attendance.

1 PH2431 CHAIR ANNOUNCEMENTS

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

The Chair expressed help was needed for bingo on 29th October.

2 PH2432 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 PH2433 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS
Apologies were received from Cllr Sharkey, and also Cllr Davies - Cllr Gallagher substituted.

4 PH2434 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS
There were no declarations of interest.

5 PH2435 TO ADOPT THE MINUTES FROM THE 7TH OCTOBER 2025
Proposed by: Cllr Rosser **Seconded by:** Cllr Wood
Committee **resolved** to **adopt** the minutes.

6 PH2436 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT
The budgetary report was **noted**.

7 PH2437 TO DISCUSS AND AGREE PLANNING BUDGET REQUIREMENTS FOR 2026/27
The Chair apologised there was not a paper, and expressed there would be an update at the next committee.

8 PH2438 TO RECEIVE AN UPDATE OF THE PEACEHAVEN AND TELSCOMBE NEIGHBOURHOOD PLAN
Cllr Gallagher expressed the delay was due to the examiner's personal, that the protection of green spaces, PT14, was important and confirmed that the LDC local plan was on schedule.

9 PH2439 TO AGREE TO A PUBLIC CONSULTATION ON PEACEHAVEN TOWN COUNCIL'S ROAD SAFETY PROPOSALS
Cllr Gallagher expressed that TTC had resolved to agree to meet with PTC to discuss, and the Chair expressed an interest in attending but had limited availability.
Members discussed reasons in favour and against progressing the public consultation, citing concern over raising expectations, finances, and the importance of working with TTC.

It was proposed that committee adopt the 3 recommendations.

Proposed by: Cllr Campbell Seconded: Cllr Rosser
The resolution was **carried**.
There was 1 objection.

10 PH2440 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

- a. Public Safety Group
Cllr Campbell congratulated the Committees and Assistant Projects Officer on the report.
- b. Meridian Monument and Area TFG
The Meetings & Projects Officer updated committee that the information board should be ready in November.

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

PH2441 LW/25/0560 Sweetwater 26 Blakeney Avenue

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

- The application is not considered to be a variation of condition, but is a new planning application with insufficient documentation
- It is in breach of numerous LDC and NPPF policies, as well as being in breach of the emerging NDP PT1
- It is outside the planning boundary
- It is within 250m of the Newhaven boundary
- It is defined as a special place – covered by a ministerial article 4 direction
- It is close to the SDNP boundary, and any light is likely to be viewable from the SDNP
- It is breach of the following NPPF paragraphs:-
 - 11 (adverse impacts would demonstrably outweigh the benefits),
 - 116 (because of the cumulative effects on road networks at a potentially dangerous junction with the A259, and because the access road is so rough),
 - 135 (it does not add to the overall quality of the area's amenities of neighbours in terms of privacy, outlook. and activity levels)
 - 139 (developments that are not well designed should be refused)
 - Is already in breach of NPPF 187e & f.
- It will change the nature of the area.
- The Town and County Planning Act para 73 does not apply because there are numerous conditions and all are valid.
- The government planning policy for traveller sites (updated December 2024) states planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material conditions indicate otherwise – This policy is a material consideration, as the need for traveller sites is covered in the local plan, and if the area is going to be changed in terms of environment, air quality and noise, it can't be peacefully integrated into the existing neighbourhood.

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

PH2442 TW/25/0091/TPO 3 Wendale Drive

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

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

PH2443 LW/25/0579 Homestead Brighton Road Newhaven

https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/25/0579

It was proposed to object to the application on the following grounds, which are in addition to the objections made to LW/25/0377:-

- It is not in line with Policy DM4 in LDC Core Policy 2 because it is not an agricultural or a rural building
- It is against NPPF para 11 (the adverse impacts demonstrably outweigh the benefits)
- There are mistakes and contradictions in the main planning application for example, it states it has been occupied for 10 years, but that it is 'new housing'; that there is no provision for waste storage, but there is a septic tank etc.
- It is against plan NDP PT1 (it is not a good quality designed building), and LDC DM25 (not a suitable residential property).

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

12 TO NOTE the following Planning decisions and applications

PH2444 LW/25/0377 Planning Inspectorate Ref: APP/P1425/W/25/3373314, Homestead Lodge, Brighton Road, Newhaven

<https://acp.planninginspectorate.gov.uk>

Committee **noted** the above planning decision.

13 PH2445 TO NOTE PLANNING COMPLAINTS

The planning complaints were **noted**.

14 PH2446 TO REVIEW & UPDATE THE PLANNING ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

Cllr Campbell suggested this be reviewed along with the Business Plan at the next meeting.

The action plan was **noted**.

17 PH2447 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 18TH NOVEMBER 2025 (applications only) AT 6.15 PM

The next meeting was **confirmed**.

There being no further business, the meeting was closed at 20:55

