



Draft Minutes of the meeting of the Planning Committee meeting held in the Anzac Room, Community House on 3rd February 2026 at 7:30pm.

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

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

3 members of the public were in attendance.

1 PH2502 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 19:30, 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 of the public questions session protocol.

2 PH2503 PUBLIC QUESTIONS

There was 1 public question from Cllr Wood, who expressed dissatisfaction with East Sussex Highway's potholes repairs in Peacehaven, and using photos, raised that the repairs were of a lower standard of pothole repairs compared to those carried out by Brighton & Hove City Council. They expressed that Ashington Gardens had 19 potholes in one short stretch of road which had been repeatedly refilled incorrectly, and that the road at the east end of Arundel Road (a cycle path) had broken up 3 times in the same place. It was questioned why East Sussex Highways could not provide a better service, similar to Brighton & Hove City Council?

Cllr Davies expressed having been assured that something would be done about the potholes, agreed that repairs had not been carried out properly, and involvement in an upcoming meeting with Highways.

Cllr Campbell questioned whether it would be advisable to send the Brighton & Hove pothole repair images to the leader of East Sussex County Council and the new director. Cllr Davies suggested a Highways officer attend a Peacehaven Town Council Planning meeting since potholes were a major problem, and Cllr Wood raised that a Highways officer was to be invited to the next Public Safety meeting.

It was suggested that officers send the images to ESCC, making it clear they were Brighton & Hove Council pothole repairs.

3 PH2504 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There was one apology from Cllr Sharkey, and Cllr Alexander substituted.

4 PH2505 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH2506 TO ADOPT THE MINUTES FROM THE 13th January 2026

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

6 PH2507 TO NOTE AND REVIEW THE COMMITTEE'S BUDGETARY REPORT

Cllr Campbell expressed disappointment in the low advertising income.
The budget report was **noted**.

7 PH2508 TO RECEIVE AN UPDATE OF THE PEACEHAVEN AND TELSCOMBE NEIGHBOURHOOD PLAN

The Chair updated members that the examiner's report had been published on the Lewes District Council website; that the Steering group were working on the examiner's recommended changes; that the referendum date was 7th May, and an extraordinary Full Council meeting would be called to resolve and send the plan to Lewes District Council. The Chair continued that the next Steering group's next meeting was Monday 9th February, and it was hoped that the Town Clerk would confidentially share all the new material next week.

8 PH2509 TO AGREE TO SEND THE REPAINTING OF PARKING RESTRICTION LINES REQUESTS TO ESCC

Cllr Campbell highlighted there was a procedure for requests, whereby the Meetings & Projects Officer expressed they would send the information to members.

It was proposed to agree to send the repainting of parking restriction lines requests to ESCC.

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

All in favour

9 PH2510 TO AGREE TO PROGRESS THE PEACEHAVEN STREET MAP

The Meetings & Projects officer raised they were the report author; expressed that, for an additional £15, links to external defibrillators and Safe Space Sussex maps could be included on the paper map; that an extra paper copy would be £99; and changing the map orientation would incur additional costs, and not be ideal for navigation purposes.

Members discussed the importance of up-to-date and accessible defibrillator location maps; the Meetings & Projects officer was thanked for her work, and it was expressed that further prints of the map could be considered in the future.

It was proposed 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, plus £15 for the external maps links, totalling £449.

Proposed by: Cllr Campbell **Seconded by:** Cllr Davies

All in favour.

10 PH2511 TO AGREE THE RESPONSES TO THE LDC LOCAL PLAN 2042 CONSULTATION

Cllr Campbell suggested that the Green Spaces item was taken first, and it was raised that the Parks Officer be asked to check the dimensions of the green spaces held by Lewes District Council as some may be out of date.

Cllr Campbell outlined the procedure for the Local Green Spaces application.

20:13 – 1 member of public left the meeting

Members discussed and favoured the TFG's recommendations within the confidential Green Spaces Appendix 3 that the maximum number of sites listed by LDC continue to be kept as green spaces, and that PTC request a few other sites. In reference to item 17 on the confidential 'Further information Appendix 3 (continuation)' document, Cllr Campbell expressed it would be checked whether the children's playground was included; small site 39PT was commented on in terms of it being a chalk pit that flooded; and Cllr Alexander and the Chair suggested it prudent to submit as many items as possible as Local Green Spaces.

Cllr Campbell expressed that part of item 2 on the confidential document 'Further information Appendix 3 (continuation)' was thought to be owned by Morrisons, that it was designated on the LDC Interactive Map as a green space, and raised that if agreed as a local green space it would reduce the TFG's alternative proposal to the Valley Road 41PT by 9 dwellings; and Cllr Alexander suggested submitting the maximum number of green spaces as possible.

Cllr Campbell raised that Telscombe Town Council were considering a request to LDC for there to be exceptions to the 0.2 hectares minimum, and expressed being advised that many other protections were in place for very small patches of land.

It was proposed to use the same wording as Telscombe Town Council in relation to their request to Lewes District Council that there should be exceptions to the 0.2 hectares minimum.

Proposed by: Cllr Davies

Seconded by: Cllr Campbell

All in favour.

Starting from item 1, members ran through the proposed local green spaces list in the 'Further information Appendix 3 (continuation)' document and its queries. Amongst other discussion points, item 1 was agreed to be included with the reason it was an important amenity space; and Cllr Wood raised that Friars Avenue, item 7, was used as a children's play area and would send the TFG supportive information, and that for item 17 the tiny dot on the Lewes District interactive Local Green Space Assessment Sites map was the only park for that area.

Cllr Alexander outlined the difference between the green gap and a local green space from which members agreed that item 18, Peacehaven Heights, needed local green space, as well as green gap, protection.

The Chair updated committee that Halcombe Farm were in a stewardship until 2023, felt the land was protected, raised there was private land to the left of Valley Lane, and requested a change of name from Thomas Avenue to Downs Walk.

21:02 – 2 members of public left the meeting.

Members discussed the allotments and Chalkers Rise areas be included as a local green spaces, and that the Orchard was protected as part of Centenary Park.

The Chair thanked Cllr Campbell.

The Vice Chair outlined the background of the confidential TFG appendices 1 & 2, raised two important issues for committee to decide, whereby the first item was agreed to be rephrased, and the second to reallocate some housing from site PT41 to site PT77. Cllr Alexander raised concern that there had been no consultation with landowners for site PT41.

Cllr Campbell expressed it would be checked whether the golf course had been taken into consideration.

It was proposed to support the TFG's documented responses, subject to amendments by the TFG from new information received.

Proposed by: Cllr Campbell

Seconded by: Cllr Wood

All in favour.

Item	TFG's documented Local Green Spaces responses	Planning Committee Agreed
1	Two sites in Westview Close Estate	Submit jointly
2	Edith Avenue North Open Space	Submit jointly with land to east and north-south path from Horsham Avenue North junction down west side of Peacehaven Community School
3	Two sites in Coney Furlong (Morested Coney Furlong and Morestead Coney Furlong)	Submit jointly as 'Coney Furlong'
4	Pelham Rise, Collingwood Close, Cinquefoil	Submit jointly
5	The Esplanade East, The Promenade (small square) and Hodder Avenue	Submit jointly

6	Roundhouse Crescent West and East	Submit jointly
7	Friars Avenue (two strips between terraces)	Submit
8	Glynn Rd West, Foxhill, Sheepfold, Abbey Close, and Heathy Brow	Submit jointly as 'Heathy Brow'
9	Hoddern Avenue	As per item 5
10	The Dell	Submit
11	Meridian Park	Submit jointly with War Memorial and Meridian play area.
12	Centenary Park	Submit, including triangle south of Chalkers Rise and Orchard
13	Epinay Park	Submit
14	The Oval	Submit
15	Howard Peace Park	Submit
16	Cairo Road Cliff Grassland	Submit
17	Downland Avenue and Ashington Gardens play park	Submit, minus site 39PT (designated for housing). Details of proposed areas to be checked before submission to LDC.
18	Peacehaven Heights	Submit
19	Halcombe Farm (private & LDC owned land)	Submit
20	28PT Site corner of Valley Road and East side of Phyllis Avenue	Submit
21	Lake Drive area (but listed as 'The Dell' on Local Green Space Assessment Sites map), and Sutton Avenue North, and Greenwich Way.	Submit jointly
22	Cornwall Avenue Allotments	Submit
23	The Orchard	Submit (as per item 12)
24	Chalkers Rise	Submit

11 PH2512 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

- a. Public Safety Group
The Chair commented that the latest minutes would be shared.
- b. Pedestrian Crossings & Islands TFG
Cllr Campbell expressed that pedestrian crossings and traffic islands would be brought to the next committee meeting.

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

PH2513 LW/26/0014 45 Southview Road

It was proposed to **support** the application

Proposed by: Cllr Davies **Seconded by:** Cllr Gordon-Garrett
Committee resolved to **support** the application.

PH2514 LW/26/0004 The Promenade

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

Proposed by: Cllr Gordon-Garrett **Seconded by:** Cllr Campbell
Committee resolved to **support** the application.

PH2515 LW/26/0017 20 Malines Avenue

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

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

PH2516 LW/26/0001 20 Bretts Field

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

Proposed by: Cllr Campbell **Seconded by:** Cllr Gordon-Garrett
1 member abstained.
Committee resolved to **support** the application.

PH2519 LW/26//23 65 Abbey Close

No comment was made.

13 TO NOTE the following Planning decisions

PH2517 LW/25/0202 APPEAL/25/0023 98 South Coast Road

PH2518 LW/25/0461 APPEAL/25/0025 180 South Coast Road

PH2519 LW/26//23 65 Abbey Close

Committee **noted** the above planning decisions.

14 PH2520 TO NOTE PLANNING COMPLAINTS

The planning complaints were **noted**.

**15 PH2521 TO REVIEW & UPDATE THE PLANNING ACTION PLAN AND
AGREE ANY ACTIONS REQUIRED**

No actions were made.

**16 PH2522 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 24TH
FEBRUARY 2026 (applications only) AT 6.15 PM**

The next meeting was **agreed**.

There being no further business, the meeting was closed at 21:47