



Minutes of the Planning & Highways Committee meeting held in the Anzac Room, Community House on Tuesday 29<sup>th</sup> July 2025 at 7.30pm

Present: Cllr Gordon-Garrett (Committee Chair), Cllr Campbell (Committee Vice-Chair), Cllr Davies, Cllr Wood, Cllr Sharkey, Cllr Rosser

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

Public: 3 members of the public were in attendance.

## GENERAL BUSINESS

### 1. PH2360 CHAIR ANNOUNCEMENTS

The Chair read out the Civility and respect statement, ran through the fire procedure, asked for mobile phones to be switched off or put on silent, and reminded all that the meeting was being recorded for internal use only, and of the public questions protocol.

### 2. PH2361 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. PH2362 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were no apologies for absence.

### 4. PH2363 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

### 5. PH2364 TO ADOPT THE MINUTES FROM THE 8<sup>TH</sup> JULY 2025

It was proposed that an amendment to item 7 was made to record the decisions made by LDC.

Proposed by: Cllr Campbell Seconded by: Cllr Wood

All in **favour**.

### 6. PH2365 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The Meetings & Projects Officer updated committee that since the papers were shared, there had been an income for the planter advertising, and that 4 planters along the A259 were displaying advertising.

Cllr Campbell commented that income from the A1 had not been recorded and requested an updated budget report at the next meeting.

The report was **noted**.

### 7. PH2366 TO RECEIVE AN UPDATE OF THE PEACEHAVEN AND TELSCOMBE NEIGHBOURHOOD PLAN

Committee discussed the NDP, including the impact of Local Government Reorganisation, the Meridian Centre site, and the protection of greenspaces.

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K J Gordon-Garrett. 26/8/25

Cllr Gallagher was thanked for her work on the NDP, and the Chair suggested new Councillors updated on the NDP in early September.

**8. PH2367 TO AGREE RESPONSE TO SOUTH DOWNS NATIONAL PARK CONSULTATION**

It was proposed that the consultation, as per the papers, be submitted.

Proposed by: Cllr Sharkey

Seconded by: Cllr Rosser

All in **favour**.

Cllr Campbell asked that all individuals respond to the consultation.

*Cllr Gallagher left the meeting (20:03)*

**9. PH2368 TO AGREE TO RESPOND TO THE CONSULTATION ON PLANNING FOR FLOOD RESILIENCE**

It was proposed that a TFG be set up to prepare a response.

Proposed by: Cllr Campbell

Seconded by: Cllr Rosser

All in **favour**.

The TFG members were agreed as: Cllr Campbell and Cllr Gordon-Garrett.

**10. PH2369 TO DECIDE AND AGREE WHETHER TO REPLACE THE CURRENT PEACEHAVEN STREET MAP**

Members discussed the benefits of an updated map.

It was proposed that Officers bring map proposals to a future committee, to include Telscombe Cliffs along with a quotation for a more professional map to potentially include an index.

Proposed by: Cllr Campbell

Seconded by: Cllr Sharkey

All in **favour**.

Cllr Sharkey raised that ward colour coding would be useful; Cllr Davies raised concern with cost but agreed that a map would be useful; and Cllr Campbell reminded committee a mapping item was on the business plan.

**11. PH2370 TO DECIDE ON TEMPORARY ROAD SAFETY POSTERS**

Members raised concern with the logistics of the work involved, and the Committees and Assistant Projects Officer agreed to find out the recommended number of signs per road.

Members agreed it was a good idea in principle, but that costs, time factor, and risk assessment needed to be taken into consideration, along with a discussion with the grounds team around the change of conditions of employment in terms of safety.

It was proposed to set up a meeting with the Town Clerk and the Parks Officer to discuss this item for it to be deferred to the next meeting, and an interim order placed.

Proposed by: Cllr Davies

Seconded by: Cllr Wood.

**12. PH2371 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**

a. Public Safety Group

The Chair updated committee on the CCTV decision, the Committee and Assistant Projects Office mentioned various items discussed at the latest Public Safety meeting, and the Vice Chair commented that the infiltration pond configuration had been altered.

b. Rights of way

The Meetings & Projects Officer updated committee that this TFG fell under Full Council, and that the Meridian Monument and Area TFG committee would bring an update to the next P&I committee.

*1 member of the public left the meeting (20:42)*

*K J Gordon-Garrett*



### 13. TO COMMENT on the following Planning decisions/applications

**PH2372 LW/25/0337** 50 The Lookout, Peacehaven

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

1. The building is as close as it can be to the borders of the South Downs National Park which means that NPPF paragraph 189, that requires PTC to avoid damage to the SDNP or its policies, carries the maximum possible weight. This is reinforced by the siting of the building at the top of Bullock Down, is above the 85-metre contour line so that it is visible from Mount Caburn and Iford Hill. The Inspectorate's recent decisions on Appeals (e.g. land adjacent to 4 Telscombe Road and Blakeney Avenue) reiterate the power of this requirement, quoting recent Government guidance.
2. The effect of this application on the local SDNP is cumulative on several previous increases in the size of the residence on this site – and SDNP policies require cumulative effects to be taken into account.
3. The application will cumulatively breach SDNP policies SD6, SD7 and SD8 (dark skies policies); this is especially because of the new windows. Because of the absence of legal requirement for enforcement on Planning Authorities, any commitment by Applicants to shade light from windows is without legal value.
4. The Application breaches the LDC Local Plan's development management policies for the countryside since it does not meet any of the exceptional reasons why development should be permitted (see LDC LLP2, Policies DM1-12).
5. The Application breaches P&T emerging Neighbourhood Plan, policy PT4 in particular.

If the Planning Authority does grant this application, PTC asks that a condition be applied requiring specialised anti-reflective and low transmission glass.

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

**PH2373 LW/25/0410** 21 Vernon Avenue, Peacehaven

It was proposed to support the application

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

**PH2374 LW/25/0377** Homestead Lodge Brighton Road Newhaven, Peacehaven

It was proposed to object to the existing log cabin being used as a residential dwelling on the grounds that the site is within the sensitive article 4 Direction Area where any development requires planning consent, even for normally permitted development rights. It is within the 250m buffer zone between Newhaven and Peacehaven. It is outside the settlement boundary.

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

### 14. TO NOTE the following Planning applications/decisions

**PH2375 LW/25/0366** 38 Capel Avenue Peacehaven (Cert. of Lawful Use/Dev (Proposed))

**PH2376 LW/25/0372** 170 Roderick Avenue Peacehaven (Cert. of Lawful Use/Dev (Proposed))

**PH2377 LW/25/0303** 19 Roundhay Avenue Peacehaven (Cert. of Lawful Use/Dev (Proposed))

**PH2378 LW/25/0297** 10 Johns Close Peacehaven (Cert. of Lawful Use/Dev (Proposed))

**PH2379 LW/25/0284** 37 Keymer Avenue Peacehaven

**PH2380 LW/25/0265** 15 Horsham Avenue Peacehaven

The planning decisions were **noted**.

J GORDON - GARRETT

K J Gordon-Garrett

26/8/25

**15. PH2381 TO NOTE PLANNING & HIGHWAYS COMPLAINTS**

Cllr Campbell advised that parking on Southview Road was being investigated by the MP; Cllr Wood updated committee that 'no parking on grass verges' signs had been installed along Arundel Road; and Cllr Rosser raised concern with a large vehicle on the corner of Cairo Avenue.

**16. PH2382 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED**

Cllr Davies raised complaints about the grass cutting, expressed that it was not value for money, and suggested it be carried out in-house.

The Chair commended the tidiness of PTC's grounds team's grass cutting, and the Vice Chair reminded committee of the work carried out by the grass cutting TFG.

Members agreed that grass cutting be discussed outside of the meeting, and Cllr Wood suggested that each Cllr provide photographic evidence once cuts have been made.

**17. PH2383 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 26<sup>TH</sup> AUGUST 2025 (applications only) AT 6.15 PM**

The next meeting was confirmed as 26<sup>th</sup> August 2025

*There being no further business, the meeting was closed at 21:44*

*KJ Gaden-Cawett*