

George Dyson
Town Clerk

☎ (01273) 585493
✉ TownClerk@peacehaventowncouncil.gov.uk



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

Minutes of the Planning & Highways Committee meeting held in the Anzac Room, Community House on Tuesday 17th June 2025 at 7.30pm

Present: Cllr Gordon-Garrett (Committee Chair), Cllr Campbell (Committee Vice-Chair), Cllr Rosser, Cllr Gallagher, Cllr Griffiths.

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

Public: 3 members of the public were in attendance.

GENERAL BUSINESS

1 PH2317 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 PH2318 PUBLIC QUESTIONS - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*

1 member of the public raised concern with planning application PH2329 LW/25/0265 in terms of what the height of the extension in view of loss of their light, and not understanding the plans.

The Chair expressed that the plans would be reviewed during the meeting, and advised the item would be brought forward.

3 PH2319 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were two apologies for absence from:-

Cllr Wood – Cllr Griffiths substituted.

Cllr Sharkey – Cllr Gallagher substituted.

4 PH2320 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH2321 TO ELECT A VICE CHAIR OF THIS COMMITTEE

It was proposed to elect Cllr Campbell as Vice Chair of this Committee.

Proposed: Cllr Campbell Seconded: Cllr Rosser

The motion was **carried**.

1 member abstained.

6 PH2322 TO ADOPT THE MINUTES FROM THE 27TH MAY 2025

Proposed by: Cllr Rosser Seconded by: Cllr Campbell

The motion was **carried**.

1 member abstained.

KJ Gordon-Garrett 8/7/25 KJ. GORDON-GARRETT

7 PH2323 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The report was **noted**.

It was proposed to move item **PH2329 LW/25/0265** forward

Proposed by: Cllr Campbell Seconded by: Cllr Rosser

All in **favour**.

PH2329 LW/25/0265 15 Horsham Avenue Peacehaven

It was proposed to support the application, subject to the Case Officer ensuring there is no loss of light to the neighbours at the back of the property.

Proposed by: Cllr Campbell Seconded: Cllr Gallagher

All in **favour**.

19:48 - 2 members of public left the meeting

8 PH2324 TO DISCUSS AND AGREE CIL BID PROPOSALS

Cllr Gallagher suggested that neither proposal would be eligible for CIL as they were not in PTC's remit.

Cllr Griffiths reminded committee of LDCs plans to install electric chargers, so expressed it would be too soon to request the car parking item.

Cllr Campbell raised that the suggested crossing in Pelham rise would be in a dangerous position, and that it formed part of a report later in this meeting's agenda.

Cllr Gallagher expressed they may have never been any lines in the carpark, and that it could be considered at the point of devolution.

It was proposed to not take these items forward as they are unsuitable for PTC for the reasons expressed above.

Proposed by: Cllr Gallagher Seconded: Cllr Campbell.

All in **favour**.

Cllr Campbell suggested the painting of the disabled bay lines be followed up with ward and district Cllrs, and Committee suggested that PTC Officers ask for an update from district councilors on what was being worked on.

Cllr Gallagher explained the background to the items in the report.

9 PH2325 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

a. Public Safety Group

The Chair updated committee that a meeting was held yesterday, and the update would be brought to the next meeting.

Cllr Gallagher spoke on the cycle path item and reminded committee that it was not an official cycle path, and that there would be new cycle paths emerging.

Members discussed the future ownership of the infiltration pond and the plot of grassland, and Cllr Griffiths expressed their locations had altered position during development.

Members suggested that Officers obtain a written response from LDC with regards the handover of the plot of land and infiltration pond.

Cllr Gallagher expressed that if the land was provided to PTC this could help safeguard against it being built on in future.

KJ Gaden-Cannett.

b. Meridian Monument & area

The Meetings & Projects Officer updated committee on the progress of the Meridian Information board.

- 10 PH2326 TO AGREE TO THE RECOMMENDATION IN THE CROSSINGS AND ISLANDS REPORT**
Cllr Gallagher expressed that, if unlocked, the S106 money would only be for development on the South Coast Road, and that there was no need to pursue the S106 monies.

It was proposed to agree to the recommendation to share with Councillors both maps with a covering explanation.

Proposed by: Cllr Griffiths Seconded by: Cllr Rosser

All in **favour**.

- 11 PH2327 TO DECIDE WHETHER TO PREPARE A PTC RESPONSE TO THE SDNP'S NEW PARTNERSHIP MANAGEMENT PLAN 2026-2031**

Cllr Gallagher updated committee that there would be an SDNPA parish online meeting on 1st July.

The Chair expressed that SDNP Officers were encouraging PTC to respond to the consultation.

It was proposed that PTC form a TFG to prepare a response for approval at the next P&H on 29th July.

The TFG was confirmed as Cllr Campbell and Cllr Gordon-Garrett.

Proposed by: Cllr Campbell Seconded by: Cllr Rosser

All in **favour**.

Cllr Gallagher expressed the importance of pushing for buffer zones, and the C7 being a national park route.

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

PH2328 LW/25/0284 37 Keymer Avenue Peacehaven

It was proposed to support the application

Proposed by: Cllr Campbell Seconded by: Cllr Gallagher

All in **favour**.

PH2330 LW/25/0185 117 Phyllis Avenue Peacehaven

It was proposed to support the application

Proposed by: Cllr Campbell Seconded by: Cllr Rosser

All in **favour**.

- 13 TO NOTE the following Planning decisions/applications**

PH2331 TW/25/0036TPO 1 Wendale Drive Peacehaven

PH2332 LW/25/0285 75 Cairo Avenue Peacehaven

PH2333 LW/25/0193 6 Outlook Avenue Peacehaven

PH2334 LW/25/0105 4 Telscombe Road Peacehaven

PH2335 LW/25/0303 19 Roundhay Avenue Peacehaven

PH2336 LW/25/0266 Unit 4 Bolney Avenue Peacehaven

PH2337 LW/25/0297 10 Johns Close Peacehaven

PH2338 LW/25/0292 24 Steyning Avenue Peacehaven

PH2339 LW/25/0237/CD Land Adjacent to 61 Downs Walk Peacehaven

KJ Gordon-Garrett 8/7/25 KJ GORDON-GARRETT

The planning decisions/applications were **noted**.

14 PH2340 There were no Planning & Highways Complaints to note.

Cllr Campbell expressed adding a complaint about parking on the verge at the corner of Southview Road, and also there still being no lighting at Pippits Way, but would check this first before an Officer made further contact.

15 PH2341 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED

Cllr Gallagher expressed the Neighbourhood Plan be added to future P&H agendas. The Chair agreed, and apologised for it not being on this agenda.

**16 PH2342 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 8TH JULY 2025 AT 6.15PM
(applications only)**

The next meeting was confirmed as 8th July 2025

There being no further business, the meeting was closed at 20:34