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**Minutes of the meeting of the Planning & Highways (Applications Only) Committee meeting held in the Anzac Room, Community House on 27th May 2025 at 6:15pm.**

**Present:** Cllr Gordon-Garrett (Chair), Cllr Campbell, Cllr Sharkey, Cllr Davies, Cllr Rosser, Cllr Wood, Cllr Donovan, Cllr Fabry, Cllr Gallagher.

**Officers:** George Dyson (Town Clerk), Vicky Onis (Committees and Assistant Projects Officer)

3 members of the public were in attendance.

**GENERAL BUSINESS**

**1 PH2303 CHAIR ANNOUNCEMENTS**

The Chair opened the meeting at 18:15, welcomed everyone, read out the Civility and Respect statement, ran through the fire exit procedure, asked for phones to be switched off, announced that the meeting was being recorded, and outlined the procedure for the public questions item.

**2 PH2304 PUBLIC QUESTIONS** - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*

A member of the public spoke in objection to application LW/25/0224, citing overdevelopment, traffic, overlooking to existing properties leading to a lack of privacy, and concerns over inaccuracies with the tree survey.

Cllr Wood also spoke in relation to application LW/25/0224, with concerns of the impact on migratory birds, suggesting that every new development should have 'swift bricks' included in the build.

**3 PH2305 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

There were no apologies for absence.

**4 PH2306 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There were no declarations of interest.

**5 PH2307 TO ADOPT THE MINUTES FROM THE 6<sup>TH</sup> MAY 2025**

**Proposed by:** Cllr Rosser      **Seconded by:** Cllr Sharkey  
The minutes of 6<sup>th</sup> May 2025 were **agreed** and **adopted**.

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

**PH2308 LW/25/0224** The Dewdrop Inn 19 Steyning Avenue

Cllr Wood raised concerns over the chalk cellar being referred to as a 'small basement' in the plans, that this seemed like overdevelopment, that it would be uncharacteristic for the area as there are no flats currently south of the Coast Road, and inaccuracies in the sustainability report.

Cllr Campbell highlighted the already significant public objection to the redevelopment, and that the public house has been subject to a nomination as an asset of community value. She noted that PTC had formally

KIERA GORDON-GARRETT

KJ Gordon-Garrett, 17 KGG  
10/6/25

There were concerns around whether the application would meet planning requirements around light access and space between the two buildings.

It was proposed that Committee request a biodiversity report is undertaken, that the light impact on the existing property is considered, that the whole hedge is retained, and that the plans include swift and bee bricks.

**Proposed by:** Cllr Campbell      **Seconded by:** Cllr Sharkey  
Committee **resolved** to **agree** to comment on this application.

**PH2312 LW/25/0245** 12 Jason Close

The Committee noted that there are already some objections from residents on the planning portal to this application.

Committee **noted** the application, but declined to comment on the application.

**7 TO NOTE the following Planning decisions**

**PH2313 LW/25/0010** 136 Rowe Avenue

**PH2314 LW/25/0097** 138 South Coast Road

**PH2315 LW/25/0134** 9 Downs View

Committee **noted** the planning decisions.

**7 PH2316 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 17<sup>TH</sup> JUNE 2025 AT 7.30PM**

The next meeting was confirmed as 17<sup>th</sup> June 2025.

*There being no further business, the meeting was closed at 19:08.*

*K.J. Gordon-Campbell. 17/6/25.*