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

Minutes of the meeting of the Planning & Highways (Applications Only) Committee meeting held in the Anzac Room, Community House on 8th July 2025 at 6:15pm.

Present: Cllr Gordon-Garrett (Chair), Cllr Sharkey, Cllr Davies, Cllr Wood, Cllr Bradley.

Officers: George Dyson (Town Clerk)

5 members of the public were in attendance.

1 PH2343 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 18:16, asked that members turn their phones onto silent, informed everyone of the building fire procedures, read out a statement on Civility & Respect, advised that the meeting is being recorded for internal use, and reminded everyone about the rules surrounding the public session.

2 PH2344 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 PH2351, citing inadequate emergency vehicular access, noise, light, and pollution concerns with neighbouring properties, concerns over risks to trees with protection orders, and concerns over the destruction of greenspace.

Another member of the public spoke in objection to PH2352, gave some background information about the property, and suggested that the application is overdevelopment, concerns about the car parking arrangements, and being incongruent with the street scene.

3 PH2345 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies were received from Cllr Campbell, with Cllr Bradley substituting.

Cllr Rosser was initially marked as absent, but arrived at 19:13.

4 PH2346 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH2347 TO ADOPT THE MINUTES FROM THE 17TH JUNE 2025

Proposed by: Cllr Wood **Seconded by:** Cllr Sharkey
Committee **resolved** to **adopt** the minutes of 17th June 2025.

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

The Chair brought forward item PH2349, PH2351, and PH2352.

PH2349 LW/25/0325 26 Abbey Close

The Committee noted that this application was likely within permitted development rights. It was proposed that Committee support this application.

Kiera Gordon-Garrett KJ Adair-Garrett. 29/7/25

Proposed by: Cllr Sharkey **Seconded by:** Cllr Wood
Committee **resolved** to support this application.

1 member of the public left at this point (18:41)

PH2351 LW/25/0283 6 Rustic Road

The Committee highlighted that the Oak tree with a TPO on is worth highlighting, and that a visit from the LDC tree officer to assess may be beneficial.

Cllr Wood raised concerns about the emergency access arrangements, agreed with comments about the Oak tree, particularly noting concerns about the balance of the tree and possible implications on the neighbouring properties.

It was proposed that Committee neither support or object to this application, but ask the Tree Officer to investigate the Oak tree with the TPO, and that the Planning Officer investigate subsidence on the border with number 69A, consider DM25, DM30, CP11, and CP2, and please note the contents of the objections lodged on the Planning Portal.

Proposed by: Cllr Sharkey **Seconded by:** Cllr Davies
Committee **resolved** to **agree** to this proposal.

PH2352 LW/25/0317 16 Rustic Road

The Committee highlighted a lack of amenity space and concerns over biodiversity loss, as well as concerns over additional vehicular use of the road with a blind bend.

It was proposed that Committee neither support nor object, but put forward the above comments.

Proposed by: Cllr Gordon-Garrett **Seconded by:** Cllr Bradley
Committee **resolved** to **agree** to this proposal.

4 members of the public left at this point (19:02).

PH2348 LW/25/0234 4 Second Road

The Committee discussed the application, and the history of the site, concerns over natural light to the property.

It was proposed that Committee object to the application on grounds of overdevelopment of a small backland site, against policy DM30, and emergency access concerns due to the driveway width.

Proposed by: Cllr Wood **Seconded by:** Cllr Bradley
Committee **resolved** to **object** to this application.

Cllr Rosser arrived at this point (19:13).

PH2350 LW/25/0314 6 Coney Furlong

It was proposed that Committee support this application.

Proposed by: Cllr Bradley **Seconded by:** Cllr Wood
Committee **resolved** to **support** this application.

PH2353 LW/25/0342 30 Sunview Avenue

It was proposed that Committee support the application.

Proposed by: Cllr Bradley **Seconded by:** Cllr Sharkey
Committee **resolved** to **support** the application.

K J Gordon-Garrett

PH2354 LW/25/0308 25 The Highway

Committee discussed concerns about this being a retrospective application, that there has been a significant biodiversity loss, and the excessively high boundary fencing, and concerns about drainage due to the increased hard standing.

It was proposed that Committee support the application, but request that the hard standing be a permeable surface to mitigate effects of water run-off.

Proposed by: Cllr Sharkey **Seconded by:** Cllr Wood
Committee **resolved** to **agree** to this proposal.

7 TO NOTE the following Planning decisions and applications

PH2355 LW/25/0324 Unit C5 Meridian Industrial Estate Hoyle Road

to be amended.

PH2356 LW/25/0245 12 Jason Close

PH2357 LW/25/0228 23 The Promenade

PH2358 LW/25/0152 82A Arundel Road

Committee **noted** the above planning decisions.

8 PH2359 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 29TH JULY 2025 AT 7.30PM

The next meeting was **confirmed** as 29th July 2025.

There being no further business, the meeting was closed at 19:27

K J Gordon-Gawett. K J. Gordon - Gawett. 29/7/25

