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Draft Minutes of the meeting of the Planning Committee meeting held in the Anzac Room, Community House on 1st September 2026 at 7:30pm.

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

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

1 member of the public was in attendance.

1 PH2648 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 and the 3-minute reminder, and that the meeting was being recorded for internal use only.

2 PH2649 PUBLIC QUESTIONS

There was 1 public questioner who spoke about the two following committee items:-

PH2655 - To agree community and business plan proposed amendments
They queried why the report looked back and not forward five or ten years, and why current projects were not being moved forward or new ones being sought. They expressed the report was not factually correct, including comments about the adopted NDP, for instance there not being a chance for members of the public or councillors to input, and raised that they did not agree with any of the report or recommendations, and would take a paper to Full Council.

PH2657 - To agree responses ensuring Peacehaven's voice is represented to B&HCC.
They raised that the scoping consultation was based on B&HCC now, which did not include Peacehaven, and so the report was incorrect. They queried why it had taken so long to produce the report, that it did not have time to go to Full Council, and why had it not been answered in the way that B&HCC wanted it answered?

The Chair thanked the questioner and agreed to respond when the queries were provided in writing.

3 PH2650 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were no apologies for absence.

4 PH2651 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

No declarations of interest were declared.

5 PH2652 TO ADOPT THE MINUTES FROM THE 11TH AUGUST 2026

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

6 PH2653 TO NOTE AND REVIEW THE COMMITTEE'S BUDGETARY REPORT

The reports was **noted.**

7 PH2654 TO NOTE BUS STOP CLEARWAYS

Cllrs Wood and Davies raised concern that the bus shelters had been removed too early since there was now no seating or shelter available, and queried whether there were any updates about the replacement ones. Cllr Davies queried the replacement bus shelter timetable and asked that an officer obtain the information and that it needed to be updated on the PTC website.

The report was **noted.**

19:45 – Cllr Rosser joined the meeting

8 PH2655 TO AGREE COMMUNITY AND BUSINESS PLAN PROPOSED AMENDMENTS

Cllr Campbell expressed they believed the process of a business plan was to look back at projects as well as look forward, gave reasons for the suggestions of adding battery storage and signposting as projects, and referred to a timeframe of next May (2027) due to elections. They mentioned a request from Friends of Peacehaven Library for better signposting and Cllr Davies pointed out that Cllr Campbell had not declared an interest, at which point Cllr Campbell apologised and declared an interest as a member of the Friends of the Library group.

The Chair expressed thinking there was going to be a Business Plan meeting with Committee Chairs and the Town Clerk, and Cllr Davies expressed the importance of this, along with disappointment that a meeting had not taken place, and asked for a meeting date to be scheduled through the Town Clerk, and for a Business Plan training session.

Cllr Wood raised concern that B&HCC Local Council Tax Reduction Scheme (CTRS) detrimentally differed for low-income, working-age residents to that of LDC's, and along with Cllr Davies raised concern with any precept rise, whereby Cllr Campbell expressed that the two new Business Plan items should not increase precept.

It was proposed to agree:-

(1) The assessment of progress to date
(2) To put forward to the Chair's Business Plan meeting the amendments to the Community and Business Plan's projects for Planning Committee as detailed
(3) The assessment of projects listed in the Neighbourhood Plan

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

20:04 – Cllr Campbell left the meeting

9 PH2656 TO AGREE PUBLIC LIBRARY REPORT RECOMMENDATIONS

The Chair read out a statement from the Friends of Peacehaven & Telscombe Library to confirm they fully supported this motion and welcomed PTC's engagement with this matter.

Cllr Davies expressed being against a smaller library, that it was a lifeline and a social issue, but did not want any more development delays that could jeopardise the building plans.

Cllr Wood expressed there currently being library access issues due to the current lack of development, but that the new development would increase the library's footfall, so making the library smaller would not work.

It was proposed to agree to:-

(1) Oppose any delay in planning consent
(2) Call for public library provision in a building no smaller than the current library
(3) Examine current and potential uses for the Library Building
(4) Ask County Councillors to take action within ESCC to support points (1) and (2).

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

20:16 – Cllr Campbell rejoined the meeting

10 PH2657 TO AGREE PEACEHAVEN TOWN COUNCIL BRIGHTON & HOVE SCOPING CONSULTATION RESPONSE

Cllr Davies expressed that the B&HCC scoping consultation had been launched a few months ago, was nothing to do with Peacehaven, that the report should not have come to committee as it was a sensitive issue, and Peacehaven Town Council should not respond. They expressed that Peacehaven had a local plan, and was surprised that the report was part of the committee's papers. They further emphasised that Local Government Reorganisation (LGR) legislation had not been laid, that there was a possibility of future changes, and reemphaised the consultation was for the city, not Peacehaven.

The Chair raised that the scoping consultation was to cover up to the year 2044, and Cllr Campbell explained the report had been brought to committee to ensure residents were represented, since the LGR had not been formalised, that it would be too late to input when legislation had been formalised, and that people had been questioning whether Peacehaven would remain in the LDC local plan

Cllr Davies raised there were ongoing discussions with LDC, ESCC and Westminster, that Peacehaven may be included further down the line, that B&HCC would be abolished and there would be a new Unitary Authority, and that it was important for all councillors to have involvement.

Cllr Rosser raised the importance of sticking to facts and being careful, and the Chair expressed the report would be withdrawn.

It was proposed the Town Clerk liaise with senior officers and the cabinet member at B&HCC to ask what they wanted from Peacehaven Town Council, and that, if it became the case that the new 2044 plan in any way applied to Peacehaven, to ask for an extension to the scoping consultation so that Peacehaven Town Council was given the opportunity to input at the scoping stage.
Proposed by: Cllr Davies **Seconded by:** Cllr Gordon-Garrett
All in **favour.**

It was proposed to suspend standing orders
Proposed by: Cllr Gordon-Garrett Seconded by: Cllr Wood
*All in **favour.***

20:45 – Standing Orders were suspended

The member of public raised that precept was not an issue for B&HCC as there was only one other parish council, but had concern that PTC would not have an influence on Council Tax Reduction. They also raised concerns about the accuracy of information in the report for item PH2657

20:50 – Standing Orders were reinstated

11 PH2658 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):-

a. Pedestrian Crossings & Islands TFG
No updates were made

b. Cycle Route TFG
The Chair updated committee this item was on the agenda to discuss with TTC.

20:52 – The member of public left the meeting.

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

PH2659 LW/26/0293 26 Abbey Close
No comment was made
Proposed by: Cllr Campbell **Seconded by:** Cllr Davies
Committee resolved to **make no comment.**

PH2660 LW/26/0310 50 Cornwall Avenue
Cllr Wood raised a continuing issue with a cess pit that had affected the allotments in the past that could affect the proposed development, and expressed concern with the amount of land available for the development. Cllr Davies suggested that officers address concerns around a cess pit with the LDC Planning officer.

It was proposed to **object** to the application on the grounds that it will likely obscure the light from the house, that there is already a double garage, being in breach of NDP PT1 because it will open directly onto an unadopted road, which is a Public Right of Way and is also used by vehicles and children, and it is overdevelopment.
Proposed by: Cllr Campbell **Seconded by:** Cllr Rosser
Committee resolved to **object** to the application.

PH2661 LW/26/ 0414 81 - 83 South Coast Road Peacehaven
Committee **noted** the above planning decision.

11 PH2662 TO REVIEW & UPDATE THE PLANNING ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.
Cllr Campbell suggested the Chair meet with officers to go through items previously discussed.

12 PH26663 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 22ND SEPTEMBER 2026 (applications only) AT 6.15 PM
The next meeting was **agreed**.

There being no further business, the meeting was closed at 21:13