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

Draft Minutes of the meeting of the Planning Committee meeting held in the Anzac Room, Community House on 7th April 2026 at 6:15pm.

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

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

One member of the public was in attendance.

1 PH2557 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 18:15, ran through the Civility and Respect statement, explained the fire-procedure, reminded committee of the mobile phone protocol, that the meeting was being recorded and briefed members on the public question time.

2 PH2558 PUBLIC QUESTIONS

There was 1 public questioner for item **PH2563 LW/26/0091** 81 - 83 South Coast Road, who, as the developer, provided information on the background of the application and reasons why it should be supported, including that this was their second development; that there was a housing shortage; that it had no commercial viability; the financial need to have the property filled rather than being left vacant; and that it used the current space.

Discussion took place around the commercial viability of the building; the specifics of it being advertised as a business, including the duration; parking spaces; and concern around losing businesses along the coast road.

The questioner confirmed that the upstairs flats were marketed from £1,200/month - £1,600/month and that the commercial building had now been built as flats but would be easy to revert to commercial, would be happy to pay CIL, and raised the possibility of the building being used flexibly as a commercial space.

Cllr Campbell provided background to the application, including reference to the 2018 planning application, and the 2020 amendment, raised concern with the planning process, and echoed the view of other members that there should be an opportunity for it to be a commercial site.

The Chair thanked the questioner and commented that the item would be brought forward.

3 PH2559 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were two apologies for absence, one from Cllr Sharkey, and the other from Cllr Davies, whereby Cllr Gallagher substituted.

4 PH2560 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There was 1 declaration of interest from Cllr Gordon-Garrett.

5 PH2561 TO ADOPT THE MINUTES FROM THE 17TH MARCH 2026

Proposed by: Cllr Wood **Seconded by:** Cllr Rosser
Committee **agreed** to **adopt** the minutes.

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

PH2563 LW/26/0091 81 - 83 South Coast Road Peacehaven

It was proposed to **object** to the application based on the Neighbourhood Development Plan Area Wide Policies (page 18 of the NDP); the LDC core policy 6; the Neighbourhood Development Plan PT 23 (Employment); and P&T Design Code item 4.2 (Coastal Road).

Proposed by: Cllr Gallagher **Seconded by:** Cllr Gordon-Garrett
Committee resolved to **object** to the application.

18:52 - The member of public left the meeting

PH2564 LW/26/0072 86 South Coast Road Peacehaven

It was proposed to **support** the application on the grounds that the boundary is checked before works commence and that the grass verge remains, in relation to the query with the Highway Land Information Team (reference SLO003795).

Proposed by: Cllr Gallagher **Seconded by:** Cllr Gordon-Garrett.
Committee resolved to **support** the application.

19:05 - The Chair left the meeting

PH2562 SDNP/25/00228/FUL ESCC/2026/001/CB 66 The Lookout, Peacehaven, BN10 8AA

Committee requested that ESCC take account of all the comments lodged on previous applications for this site with LDC and the SDNP and to give them equal weight as if they had been lodged with ESCC.

After taking account of the written comments received from the Applicant on earlier objections to a similar Application, it was proposed to **object** to the application on the grounds of insufficient information; that the ESCC Public Rights of Way team should have been consulted; that Committee repeated most of its previous objections as made to earlier related Applications; it breached NPPF 109E&F(Traffic), NPPF115 B&D (safe & suitable access to the site), NPPF 7A,C,D (extra vehicular traffic), it contravened P&T NDP PT 4 (2) (3), PT 12 1,2&5, PT20, PT 21 (no provision for electric charging points), PT23, and the LDC local Plan DM12 (1,2 & 4), DM 13, DM 23, DM 35.

Proposed by: Cllr Gallagher **Seconded by:** Cllr Wood
Committee resolved to **object** to the application.

19:20 – Cllr Gordon-Garrett, The Chair, rejoined the meeting.

7 PH2565 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 28TH APRIL 2026 AT 7.30 PM

The next meeting was **agreed**.

There being no further business, the meeting was closed at 19:21