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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 30th June 2026 at 6:15pm.

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

Officers: Zoe Polydorou (Meetings & Projects Officer)

1 member of the public was in attendance.

1 PH2610 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 18:16, 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 explained the public question session.

2 PH2611 PUBLIC QUESTIONS

There were public questioners in relation to **PH2615 SDNP/25/00228/FUL**, Land adjacent to 66, The Lookout.

The first public questioner expressed there being another amendment to the plan, to remove the trailer, queried why there was an amendment as there had never been planning to have it on the land, and had written to SDNP and ESCC Planning Authorities. They further expressed that a yurt had been up for longer than it should be, and that enforcement had said they could not act on it due to the live planning application. They queried why after 20 months they were still dealing with a planning application and added that all previous comments had been passed over to the SDNP Planning Authority, but they had to be resubmitted to ESCC.

Cllr Wood raised concern that the plans had been revised again, and commented that it would be another situation again where the application spanned across all planning authorities.

18:31 – 2 members of the public joined the meeting.

Cllr Campbell confirmed that PTC had asked ESCC for all previous comments to be taken into account for decision making.

The second public questioner queried where the trailer would be moved to.

The third public questioner queried how the applicant was allowed to carry on with the application when everywhere had said no; how Downs Walk became a road; and why ESCC were trying to get the application through as it did not generate money for Peacehaven.

There was a discussion around residential and business rates, and concern with access for emergency services and Cllr Wood advised the questioners of the fortnightly ESCC Councillor surgery held at Community House.

The Chair thanked the member of public for their questions.

3 PH2612 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were no apologies for absence.

4 PH2613 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

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

5 PH2614 TO ADOPT THE MINUTES FROM THE 9TH JUNE 2026

Cllr Campbell proposed to adopt the minutes with the amendment to update item 7 from 'Cllr Campbell expressed frustration...' to 'All Cllrs expressed frustration...'.
Proposed by: Cllr Campbell **Seconded by:** Cllr Wood

Committee **resolved to adopt** the minutes with the amendment.

18:36 – Cllr Gordon Garrett left the meeting and Cllr Campbell took the Chair.

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

PH2615 SDNP/25/00228/FUL, Land adjacent to 66, The Lookout

Cllr Campbell clarified this application was in relation to SDNP land, and not LDC land, and Cllr Wood commented on issues with open fire pits and adequate insurance.

Cllr Davies reminded members that although he understood the frustration of the questioners, the planning application was legally the focus of the meeting and it was being deviated from. He expressed that whilst he disagreed with the plan, the applicant was allowed to do it, but that they may return to square one.

Cllr Campbell expressed there had been further objections, including from a resident Rights of Way officers and there was no need to comment on fire risk, as the fire service had responded.

It was proposed to object to the application, on the following 3 grounds

1. That all comments on all previous related applications be taken into account.
2. If consent were granted, a condition needed to be applied whereby the site may not be used as a campsite.
3. The inadequate access grounds for objection have been strengthened by further submissions to the consultation.

Proposed by: Cllr Davies **Seconded by:** Cllr Rosser
Committee resolved to **object** to the application on the grounds stated.

*18:46 – The public questioners left the meeting
18:47 – Cllr Gordon-Garrett re-joined the meeting*

PH2616 LW/26/0290, 3 Johns Close

It was proposed to **support** the application.

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

PH2617 LW/26/0255 34 Balcombe Road

Members commented there had been one objection from a neighbour, and discussed privacy and light issues.

It was proposed to **support** the application subject to the light issues in relation to the neighbour being satisfactorily resolved.

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

PH2618 LW/26/0257 Peacehaven Community School Greenwich Way

Cllr Campbell mentioned the replacement of a hedge with cycle stands, and raised construction process issues, including issues with the proposed construction vehicle route for local businesses including the need for it to be kept open for access to Community House, other community facilities and for parking; and that construction access to the roundabout at the gates of PCS should instead be from Newton Road in the east.

It was also expressed there be equal consideration towards children, the elderly and vulnerable people that visit nearby community buildings and businesses, such as the nursery, leisure centre and the library.

Cllr Davies agreed about the access road, and that the head teacher should have consulted its neighbours.

Cllr Wood raised the issue that the Morrisons development would be happening at the same time, and raised concern for local businesses.

Cllr Rosser mentioned the main work be carried out during holidays, and the importance of critical path analysis. Cllr Wood reminded committee that some local business would still be open during the holidays.

It was proposed to **object** to the application as, although the committee strongly supports the application in principle, the construction vehicles access route needs to change to the East instead of Greenwich Way; the bulk of the work should be carried out during the holiday period; there would be a clash with the Morrisons development; and the construction methodology needs to be considered.

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

19:13 - Cllr Davies left the meeting

PH2619 LW/26/0273 71 Arundel Road

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

19:18 – Cllr Davies rejoined the meeting

PH2620 LW/26/0307/CD 81 - 83 South Coast Road Peacehaven East Sussex BN10 8QS

Councillor Davies updated committed committee on the Planning application's status.

Committee **noted** the planning decision.

7 PH2621 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 21st JULY 2026 AT 7.30 PM

The next meeting was **agreed**.

There being no further business, the meeting was closed at 19:26