

George Dyson
Town Clerk

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

Councillors on this Committee:

EX OFFICIO Cllr A Harman (Chair of Council), Cllr W Veck (Vice Chair of Council)

Cllr K Gordon-Garrett (Chair), Cllr M Campbell (Vice Chair), Cllr P Davies, Cllr S Wood, Cllr M Rosser

3rd June 2026

Dear Committee Member,

You are summoned to a meeting of the **PLANNING COMMITTEE** which will be held in the Anzac Room, Community House, Peacehaven on **TUESDAY 9TH JUNE 2026 at 7.30pm**

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A G E N D A

GENERAL BUSINESS

- 1 PH2596 CHAIR ANNOUNCEMENTS**
- 2 PH2597 PUBLIC QUESTIONS** - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*
- 3 PH2598 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**
- 4 PH2599 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**
- 5 PH2600 TO ADOPT THE MINUTES FROM THE 19TH MAY 2026**
- 6 PH2601 TO NOTE AND REVIEW THE COMMITTEE'S BUDGETARY REPORT**
- 7 PH2602 TO REVIEW AND UPDATE THE REPAINTING OF ROAD MARKINGS TABLE**
- 8 PH2603 TO AGREE THE SDNP LOCAL PLAN CONSULTATION RESPONSE**
- 9 PH2604 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**
 - a. Pedestrian Crossings & Islands TFG
 - b. Cycle Route TFG
- 10 TO COMMENT on the following Planning applications as follows:-**

<p>PH2605 LW/26/0209 Advertising Rights Opposite 2405 0022 190 South Coast Road Peacehaven East Sussex</p> <p>Case Officer Danielle Durham</p> <p>Deadline 19.06.26</p>	<p>Installation of internally illuminated double-sided digital panels as part of the bus stop advertisement</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/26/0209</p>
<p>PH2606 LW/26/0208 Advertising Rights Opposite 2405 0025 21A South Coast Road Peacehaven East Sussex</p> <p>Case Officer Danielle Durham</p> <p>Deadline 18.06.26</p>	<p>Installation of internally illuminated double-sided digital panels as part of the bus stop advertisement</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/26/0208</p>
<p>PH2607 LW/26/0231 122 Rowe Avenue North</p> <p>Case Officer James Emery</p> <p>Deadline 12.06.26</p>	<p>Hip to gable roof extension and addition of 1no. rear dormer to create first floor living space</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/26/0231</p>

11 PH2608 TO REVIEW & UPDATE THE PLANNING ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

12 PH2609 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 30TH JUNE 2026 (applications only) AT 6.15 PM

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Draft Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 19th May 2026 at 6:15pm.

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

Officers: Vicky Onis (Committee & Assistant Projects Officer)

No members of the public were in attendance.

1 PH2584 CHAIR ANNOUNCEMENTS

The Chair ran through the Civility and Respect statement, explained the fire procedure, reminded committee of the mobile phone protocol and that the meeting was being recorded

PH2585 Cllr Wood raised the following question on behalf of a resident:

Q1: The Dell roundabout road markings 'keep clear' have faded and are no longer visible. Traffic can sometimes back up due to traffic lights further up the road and vehicles then block the junctions, inconveniencing other lanes. These markings should be present on all large roundabouts.

Q2: Due to the current lack of parking at Community House, it has been brought to Cllr Wood's attention that parking bays allocated to PTC are being used by surrounding businesses and for parent parking. Please can the use of the spaces be considered, and, if appropriate, marked for PTC only.

Q3: At the Wave Leisure car park, there are no adequate walkways surrounding the site. Access is limited to a single pathway leading towards the Leisure Centre.

The Assistant Projects Officer stated that approximately 18 months ago efforts were made to identify the landowner of the Wave Leisure car park in order to address a large pothole. However, no record of ownership or any history relating to the agreed use of the land could be found.

The issue regarding the PTC allocated parking spaces will be raised with the Town Clerk, and concerns regarding the Dell roundabout road markings will be forwarded to ESCC Highways for consideration.

2 PH2586 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

All members were present

3 PH2587 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

4 PH2588 TO ELECT A VICE CHAIR OF THIS COMMITTEE

It was proposed that Cllr Campbell be Vice Chair of this Committee

Proposed Cllr Gordon-Garrett **Seconded** Cllr Rosser

The Committee **resolved** to **agree** to this proposal.

5 PH2589 TO ADOPT THE MINUTES FROM THE 18TH APRIL 2026

The minutes of the 18th April 2026 were agreed and adopted

Proposed Cllr Wood **Seconded** Cllr Rosser

All in favour

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

PH2590 LW/26/0156 101 Cairo Avenue Peacehaven

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

Proposed Cllr Rosser **Seconded** Cllr Wood

Committee resolved to **agree** to this proposal

PH2591 LW/26/0020 8 Victoria Avenue Peacehaven

It was proposed to **support** this application

Proposed by: Cllr Rosser **Seconded by:** Cllr Gordon-Garrett

1 member abstained

Committee resolved to **agree** to this proposal

PH2592 LW/26/0148 12 Chene Road Peacehaven

It was proposed to **support** this application

Proposed by Cllr Gordon-Garrett **Seconded by** Cllr Rosser

Committee resolved to **agree** to this proposal

PH2593 LW/26/0176 25 Roundhay Avenue Peacehaven

It was proposed to **support** with a request that if permission is granted, the Officer impose conditions to ensure safety and minimise disruption during construction. Specifically, a request that the Officer impose restrictions on construction vehicles, parking and deliveries. This site is located in a particularly congested area of the street, which has four blind spots, making careful management of vehicles essential for the safety of residents and road users.

Proposed Cllr Campbell **Seconded** Cllr Wood

Committee resolved to **agree** to this proposal

PH2594 LW/26/0177 9 View Road Peacehaven

It was proposed to make no comment

Proposed Cllr Campbell **Seconded by** Cllr Gordon-Garrett

Committee resolved to agree to this proposal.

7 PH2595 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 9TH JUNE 2026 AT 7.30PM

The next meeting was **confirmed**

There being no further business, the meeting was closed at 19.00

Detailed Income & Expenditure by Budget Heading 02/06/2026

Month No: 2

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>200 Planning & Highways</u>							
1022 Planter Advertising	67	0	(67)			0.0%	
Planning & Highways :- Income	<u>67</u>	<u>0</u>	<u>(67)</u>				<u>0</u>
4854 Maps / Right of Way	0	500	500		500	0.0%	
Planning & Highways :- Direct Expenditure	<u>0</u>	<u>500</u>	<u>500</u>	<u>0</u>	<u>500</u>		<u>0</u>
4111 Electricity	(9)	0	9		9	0.0%	
Planning & Highways :- Indirect Expenditure	<u>(9)</u>	<u>0</u>	<u>9</u>	<u>0</u>	<u>9</u>		<u>0</u>
Net Income over Expenditure	<u>76</u>	<u>(500)</u>	<u>(576)</u>				
Grand Totals:- Income	67	0	(67)			0.0%	
Expenditure	(9)	500	509	0	509	(1.8%)	
Net Income over Expenditure	<u>76</u>	<u>(500)</u>	<u>(576)</u>				
Movement to/(from) Gen Reserve	<u>76</u>	<u>(500)</u>	<u>(576)</u>				

LOCATION	Other location information you can help our inspectors find the problem (eg: next to post box, near school gates, outside No 12) Please do not provide information about the	What type of painted road marking has a problem?	Under or Over 50% of the lines are missing?	Is there any other information you are able to provide about this problem?	Submitted to ESCC?	Photo provided?	ESHW Case No.	Status	Date Closed/ Completed
Between traffic island and junction of Cripps Avenue/Pelham Rise		White lines		Cars often park there, especially when picking up children from Meridian School, forcing the north-bound 14 bus to swerve onto the wrong side of the traffic island. Arguably this almost invisible white line should be converted into double yellow.	yes, with the information provided in the report.	yes	RML004217	Repairs will be carried out.	
Roderick Avenue eastbound bus stop on north side of A259:		Double yellow lines		The east end is missing a stretch of double yellow lines, enabling parking that blocks part of the bus stop and can force buses to block the main carriageway	Double Yellow Lines Completed previously	N/A	N/A	Repaired	Mar-26
South Coast Road	On either side of the Mayfield Avenue junction..	Double yellow lines					RML004220	No plans to carry out maintenance work at this time (Highway inspectors noted some areas of deterioration but not a safety issue)	07.05.26
South Coast Road	Junction of Capel Avenue	Double yellow lines		Almost all double yellow lines need repainting to stop parking that impedes the traffic on this MRN			RML004219	No plans to carry out maintenance work at this time (Highway inspectors noted some areas of deterioration but not a safety issue)	
South Coast Road	Between Junctions of Seaview Avenue and Friars' Avenue on the South Coast Road, Peacehaven	Double yellow lines					RML004218	Repairs will be carried out.	
South Coast Road	In between Keymer Avenue and Capel Avenue	Parking bays					RML004227	No plans to carry out maintenance work at this time (Highway inspectors noted some areas of deterioration but not a safety issue)	07.05.26
South Coast Road	Junction of Southdown Avenue	Parking bays					RML004229	No plans to carry out maintenance work at this time (Highway inspectors noted some areas of deterioration but not a safety issue)	07.05.26
South Coast Road	Junction of Vernon Avenue	Parking bays			YES		RML004228	No plans to carry out maintenance work at this time (Highway inspectors noted some areas of deterioration but not a safety issue)	07.05.26
Areas of Arundel Road East	At the junction on both sides of Horsham Avenue on Arundel Road, Peacehaven	Double yellow lines		need repainting in many places. parking can cause most problems		No	RML004221	No plans to carry out maintenance work at this time (Highway inspectors noted some areas of deterioration but not a safety issue)	13th May 2026
Areas of Arundel Road East	The junctions of, and between, Steyning Avenue and Horsham Avenue.	Double yellow lines		need repainting in many places. parking can cause most problems		No	RML004222	No plans to carry out maintenance work at this time (Highway inspectors noted some areas of deterioration but not a safety issue)	13th May 2026
Areas of Arundel Road East	The area around the Piddinghoe Avenue roundabout	Double yellow lines		(where football etc traffic creates weekend congestion).		No	RML004223	Repairs will be carried out.	
Arundel Road	on the bend at the junction with Greenwich Way	Centre lines		The white line. Although in practice no-one parks there		yes 1 photo of Arundel Junction of Greenwich Way	RML004224	Highways steward will inspect the area	

The north-south route from A259/ Sutton Avenue junction to Pelham Rise junction with Roderick Avenue North.			Double yellow lines		Parking anywhere on this route (apart from outside Annexe Store) can create dangers as well as congestion.					Awaiting reply from ESCC	
Roderick Ave/ Firle Ave junction	What 3 words //succeed.storyline.clipped	Double yellow lines	Over 50% of the lines or markings is missing	Dangerous junction due to speed of traffic on Roderick Ave and visibility due to hedge and wall. Refresh of Double yellow lines and white give way markings/triangle on both sides of Roderick ave.	YES	1 photo of sutton ave junction	RML004225		To report		
Phylis ave / balcombe road	//believer.satin.reviewed	Double yellow lines	Over 50% of the lines or markings is missing	Dangerous junction due to speed of traffic using these long straight roads, nearby to school.	YES	yes			To report		
Pelham Rise near to entrance to coney furlong	//showing.momentous.manly	Centre lines		Vehicles parking in this area are causing a dangerous obstruction. Drivers travelling north are frequently forced to manoeuvre onto the wrong side of the road in order to pass, often at a point where visibility is limited. This includes Buses travelling Northbound having to go round the 'keep left' sign on wrong side of road because of parking This creates a high risk of collision, particularly given that some vehicles approach the bend at speed. The issue is further compounded by the fact that this is a bus route, which restricts the use of traffic calming measures such as speed bumps. As a result, the current situation leaves little margin for safe navigation. Various options have already been explored; however, the immediate priority should be to ensure that road markings are clearly visible and adequately maintained. In addition, appropriate signage or restrictions should be introduced to prevent vehicles from parking too close to the traffic island and obstructing the bend. This is a significant safety hazard and requires prompt attention to	YES				To report		
MALINES/BALCOMBE JUNCTION	//tomb.bidder.seducing	Double yellow lines	Over 50% of the lines or markings is missing	Residents parking large vehicles/campers/ trucks close to this school junction. Other neighbouring junctions have double yellows but not this school junction?. This junction is also on a brow of a slight slope which makes matters worse in rush hour.	YES				To report		
ARUNDEL ROAD WEST	//gala.comfort.endloses	Double yellow lines	Over 50% of the lines or markings is missing		YES		RML004267		Repairs will be carried out.		

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Committee:	Planning	Agenda Item:	PH2603
Meeting date:	June 9th 2026	Authors:	Chair and Vice Chair
Subject:	PTC Response to South Downs NP Reg 19 Local Plan Consultation		
Purpose:	To agree PTC Response		

Recommendation(s):

1. PTC strongly supports the SDNP Regulation 19 Draft Local Plan
2. PTC requests that one amendment is made
3. PTC requests SDNP to set up policies and processes that minimise damaging impact on the SDNP from developments just outside its borders, including a robust process for commenting on planning applications close to the SDNP boundary

1. Background

Like Lewes District Council, the South Downs National Park (SDNP) is nearing completion of its new Local Plan. The current Regulation 19 Consultation Draft will be submitted late in 2026 for approval by central government. The context is the Government's ambition to achieve 30% of land managed for nature by 2030.

PTC has responded to earlier consultations and thanks SDNP for taking into account some of the comments we have made. Notably, in Policy SDC1.3, we welcome the inclusion of areas just outside the Park in cumulative impacts that have to be taken in to account before any development can be approved. Related to this, we also welcome the SDNP's decision not to include in the site allocation for development any areas around Peacehaven (or Telscombe) even as sites 'with potential': our infrastructure is inadequate already. We also welcome the references to 'scrub', an often neglected contributor to bio-diversity.

We request that the following amendment in particular is made: in Figure 3.3, please add the branch line from Lewes Town to Seaford that serves many areas within the SDNP.

We also request that over time SDNP gives more consideration to impacts from development close to its borders. Peacehaven TC is required by law to take into account impact on the SDNP of planning applications within Peacehaven but close to the SDNP borders. The impact of PTC comments that protect SDNP is reduced by comments from SDNP Planning that SDNP has no comment to make: if there is a potential effect on SDNP, please could its officers say so.

2. Options for Council

To agree the recommendations

To amend the recommendations

Not to agree the recommendations

3. Reason for recommendation

To support SDNP's Application for Reg 19 Approval of its Local Plan

4. Expected benefits

Improved Planning policies and decisions

Implications

5.1 Legal	Consultee status
5.2 Risks	n/a
5.3 Financial	n/a
5.4 Time scales	June 23 deadline
5.5 Stakeholders & Social Value	SDNP borders Peacehaven/Telscombe on three sides
5.6 Contracts	n/a
5.7 Climate & Sustainability	Improved policies in the new Local Plan
5.8 Crime & Disorder	n/a
5.9 Health & Safety	n/a
5.10 Biodiversity	Improved policies in the new Local Plan
5.11 Privacy Impact	n/a
5.12 Equality & Diversity	n/a

5. Values & priorities alignment

Which of the Core Values does the recommendation demonstrate?	
6.1 Empowering and supporting the community	<input checked="" type="checkbox"/>
6.2 Growing the economy sustainably	<input type="checkbox"/>
6.3 Helping children and young people	<input type="checkbox"/>
6.4 Improving the quality of life for residents and visitors to Peacehaven	<input checked="" type="checkbox"/>
6.5 Supporting residents in need	<input type="checkbox"/>
6.6 Valuing the environment	<input checked="" type="checkbox"/>

<p>6.7 Which business plan item(s) does the recommendation relate to? None. Duty to advocate for Peacehaven residents</p>

Planning Committee - Action Plan

updated 20/10/2025

CASE NUMBER	MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	UPDATE
1	09/08/2022	Speed activated sign/ Speed Strip	For the Public Safety TFG to investigate, about the speed activated sign, and report back to the P&H Committee.	Committees & Assistant Projects Officer	<p>* Need more volunteers to support speed checks, so that data can be collated for the purchase of a SID. Need volunteers and data in order to purchase a SID we need regular data to prove problem areas. PTC have advertised for volunteer's numerous times along with 2 speed watch presentations held by police traffic officer Steve O'Connell. Only 2/2 residents attended the sessions and didn't volunteer.</p> <p>Another option to speed along this process would be to purchase a speed strip which can be set up to record the speed of cars for a week 24/7. The approx. cost will be £500 - projects officer investigating</p> <ul style="list-style-type: none"> operation downway - drones will be used to combat anti social bikes and used across fields and areas Cllr Gordon-Garrett has been out speedwatching when enough volunteers to support, not enough volunteers. 28/04 The public safety Group are looking at a Black Cat device. This is a mobile device which can track amount of road users and the speeds. Funding can be sort from JAG or the Policing fund. Other funding is being researched. 28/9 was reported at public safety that the speed watch have been regulary going out and have had some success. Please see Public Safety TFG notes. 28/9 Black Cat application is still in progress. please see Public safety notes. <p>10/3/24 1st phase of installations in LDC have taken place with a company called Connected Kerbs. Peacehaven is likely to be in the 2nd Phase possibly the Lewes District car parks, Roderick Ave North, Piddinghoe Ave and Steyning ave.</p> <p>The LDC Officers want to evaluated the installation to make sure all satisfactory before proceeding with Phase 2</p> <p>22/10 Cllr Sharkey updated committee on a meeting held with LDC about EV Chargers, who were looking at Steyning Avenue, and Piddinghoe Avenue as two possible locations</p>
2	26/02/2024	EV Chargers			

