

George Dyson
Town Clerk

☎ (01273) 585493
✉ TownClerk@peacehaventowncouncil.gov.uk



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

7th October 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 13TH OCTOBER 2026 at 7.30pm**

A handwritten signature in black ink, appearing to read "G Dyson".

George Dyson
Town Clerk

A G E N D A

GENERAL BUSINESS

- 1 PH2674 CHAIR ANNOUNCEMENTS**
- 2 PH2675 PUBLIC QUESTIONS** - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*
- 3 PH2676 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**
- 4 PH2677 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**
- 5 PH2678 TO ADOPT THE MINUTES FROM THE 22ND SEPTEMBER 2026**
- 6 PH2679 TO NOTE AND REVIEW THE COMMITTEE'S BUDGETARY REPORT**
- 7 PH2680 TO NOTE THE RESULTS OF THE ROAD SAFETY IN PEACEHAVEN CONSULTATION**
- 8 PH2681 TO NOTE THE JOINT PTC/TTC LIAISON MEETING NOTES OF 23RD SEPTEMBER 2026**
- 9 PH2682 TO REVIEW AND UPDATE THE CHANGES TO THE PLANNING ACTION PLAN AND AGREE ANY FURTHER ACTIONS REQUIRED**
- 10 PH2683 TO NOTE BUSINESS PLAN PROGRESS**
- 11 PH2684 TO AGREE TO SET UP A LIBRARY BUILDING TFG**
- 12 PH2685 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**

- a. Pedestrian Crossings & Islands TFG
- b. Cycle Route TFG

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

PH2686 LW/26/0427 9 Cocks Dean Peacehaven Case Officer James Emery Deadline 21.10.26	Replacement and enlargement of existing garage to form a single-storey front extension, enlargement of existing driveway to accommodate 2no additional parking spaces https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/26/0427
PH2687 LW/26/0408 5 Woodlands Close Peacehaven Case Officer James Emery Deadline 14.10.26	Single storey rear extension https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/26/0408
PH2688 TW/26/0074/TPO Flat 1 Beresford House Trafalgar Close Peacehaven Case Officer Arboricultural team Deadline 19.10.26	T1 - Sycamore - Crown reduction by 2.5-3 m, remove major deadwood, crown lift to 5 m over the parking area and 3.5 m over the footpath. Allow a minimum of 2 m clearance to the property - To reduce risk due to close proximity to structure https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=TW/26/0074/TPO
PH2689 LW/26/0239 3 Cornwall Avenue Peacehaven Case Officer Danielle Durham TO NOTE	Demolition of existing garage and erection of 1no. single storey dwelling LW/26/0239 Demolition of existing garage and erection of 1no. single storey dwelling 3 Cornwall Avenue Peacehaven East Sussex BN10 8PT

14 PH2690 THERE ARE NO COMPLAINTS FOR THE PLANNING COMMITTEE

15 PH2691 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 3RD NOVEMBER 2026 (applications only) AT 6.15 PM

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Minutes of the meeting of the Planning (applications only) Meeting held in the Anzac Room, Community House on Tuesday 22nd September 2026 at 6.15pm.

Present: Cllr Gordon-Garrett, Cllr Campbell, Cllr Rosser, Cllr Davies,

Officers: George Dyson (Town Clerk)

Four members of the public were also present.

1 PH2664 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 18:15, welcomed members, reminded everyone of the building fire procedures, asked that phones be put onto silent, read out a statement on Civility & Respect, and informed everyone that the meeting is being recorded for internal purposes only.

2 PH2665 PUBLIC QUESTIONS - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*

2 members of the public spoke in objection to the application being considered under item PH2672.

3 PH2666 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies were received from Cllr Wood.

4 PH2667 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH2668 TO ADOPT THE MINUTES FROM THE 1ST SEPTEMBER 2026

Cllr Davies asked for an update about the response to the BHCC City Plan scoping consultation.

Proposed by: Cllr Davies **Seconded by:** Cllr Rosser
The minutes of 1st September 2026 were **agreed** and **adopted**.

The Chair brought forward item PH2672

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

PH2672 LW/26/0239 - 3 Cornwall Avenue

Cllr Campbell commented that whilst she is typically in favour of this sort of development, on this occasion, the structure and design of the current proposal is in disagreement with Lewes District Local Plan (part 2) policies DM25, DM27, DM28, and DM29, additionally it is in breach of the Peacehaven & Telscombe Neighbourhood Plan policies PT1.4, PT6.2, PT6.11, and therefore suggested that on this occasion we should be objecting.

Cllr Davies will also follow up on this application as a Lewes District Ward Councillor.

Proposed by: Cllr Campbell **Seconded by:** Cllr Gordon-Garrett
Committee **resolved** to **object** to this application.

PH2669 LW/26/0413 - 11 Linnet Crescent

Committee **noted** the application of lawful development.

PH2670 LW/26/0391 - 15 Mayfield Avenue

Committee discussed the application, noting one small concern about the porch coming forward of the existing building frontage.

The Committee decided to not comment on this application.

PH2671 LW/26/0457 - 262 Arundel Road West

Committee **noted** this application.

7 PH2673 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 13TH OCTOBER 2026 AT 7.30 PM

The next meeting was confirmed as 13th October 2026.

There being no further business, the meeting was closed at 18:47.

07/10/2026

Peacehaven Town Council

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09:09

Detailed Income & Expenditure by Budget Heading 07/10/2026

Month No: 6

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>200</u> <u>Planning</u>							
4854 Maps / Right of Way	0	500	500		500	0.0%	
Planning :- Direct Expenditure	<u>0</u>	<u>500</u>	<u>500</u>	<u>0</u>	<u>500</u>	<u>0.0%</u>	<u>0</u>
Net Expenditure	<u>0</u>	<u>(500)</u>	<u>(500)</u>				
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	0	500	500	0	500	0.0%	
Net Income over Expenditure	<u>0</u>	<u>(500)</u>	<u>(500)</u>				
Movement to/(from) Gen Reserve	<u>0</u>	<u>(500)</u>	<u>(500)</u>				

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Committee:	Planning	Agenda Item:	PH2681
Meeting date:	13 th October 2026	Authors:	Meeting and Projects Officer
Subject:	The Joint PTC/TTC Liaison Meeting Notes Of 23 rd September 2026		
Purpose:	To note		

Recommendation(s):

TO NOTE

1. Background

Further to a recent resolution at Planning Committee, three Planning Committee members and two Councillors from Telscombe Town Council held an information meeting on 23rd September at Community House. The notes from the meeting are attached at Appendix A.

2. Options for Council

To note

To comment and note

3. Reason for recommendation

To take note of the meeting's discussions.

4. Expected benefits

To help inform committee of the discussions that took place.

5. Implications

5.1 Legal	This was an informal meeting
5.2 Risks	The meeting has an agenda
5.3 Financial	The meeting has no authority to spend
5.4 Time scales	The meeting was under 1.5 hours, time was needed for producing the notes
5.5 Stakeholders & Social Value	Shared information across towns
5.6 Contracts	None
5.7 Climate & Sustainability	-
5.8 Crime & Disorder	-
5.9 Health & Safety	-
5.10 Biodiversity	-
5.11 Privacy Impact	The 2026 Data Protection Policy is adhered to
5.12 Equality & Diversity	The meeting was accessible

6. Values & priorities alignment

Which of the Core Values does the recommendation demonstrate?	
6.1 Empowering and supporting the community	☒
6.2 Growing the economy sustainably	☐
6.3 Helping children and young people	☐
6.4 Improving the quality of life for residents and visitors to Peacehaven	☐
6.5 Supporting residents in need	☐
6.6 Valuing the environment	☐

6.7 Which business plan item(s) does the recommendation relate to?
Footpaths, Bridleways and Cycle Routes

7. Appendices

Appendix A – Notes from the meeting on 23rd September 2026

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Peacehaven Town Council and Telscombe Town Council Joint Planning Liaison Meeting

To be held at Community House
On: Wednesday 23rd September 2026
At: 2pm – 3pm

A G E N D A

GENERAL BUSINESS

1. **Meeting formalities:**

- a) The meeting's audio is to be recorded for purposes of the note taking only
- b) Peacehaven Town Council takes the notes

2. **Cycle Route** (put forward by PTC)

3. **Lewes District Council Local Plan update** – Cllr L O'Connor, LDC Planning Lead Member (put forward by TTC)

Please note: This is a consultative meeting and cannot make decisions for either council.

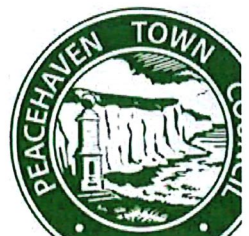
PLANNING ACTION PLAN

MEETING DATE	AGENDA ITEM	ITEM	ACTION	ESTIMATED COSTS	FUNDING SOURCE	TARGET DATE	PERSON RESPONSIBLE	NOTES (including reason if there is a blocker)	STATUS	COMPLETED DATE
09/08/2022		Black Cat Device	Investigate and report back to the P&H Committee.	TBC	TBC	TBC	Clr Alexander	- 28/04/25 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. - 28/9/25 Black Cat application is still in progress, please see Public safety notes. - PH2487 8th December 2025 - blackcat been turned down for funding due to its expense. Clr Campbell suggested the black cat progress somehow, and the Chair suggested that current traffic flow devices be investigated for capturing speed data.	Completed	
28th April 2026	PH2574	ESCC's NEWLY DEVELOPED TOWN AND PARISH COUNCIL ROAD SAFETY TOOK KIT	Ensure all members, including the public safety group, receive a copy.				PTC Officers		Completed	18/07/2005
26th Feb 2024		EV Chargers	Move forward	TBC	TBC	TBC	TBC	- 10/3/24 1st phase of installations in LDC have taken place with a company called Connected Kerbs. Peasehaven is likely to be in the 2nd Phase possibly the Lewes District car parks. Roderick Ave North, Piddinghoe Ave and Steyning ave. The LDC Officers want to evaluate the installation to make sure all satisfactory before proceeding with Phase 2 - 22/10 Clr 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. - 18.05.206 - The speed of the electric chargers in Steyning Avenue car park Peasehaven confirmed by Connected Kerb to be 7kW.	In progress	
09/08/2022		Speed strip & Activated Sign	Investigate and report back to the P&H Committee.	TBC	TBC	TBC	Clr Alexander	(Speed Strip - "- it can be set up to record the speed of cars for a week 24/7") • 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 2/3 residents attended the sessions and didn't volunteer. 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 • operation downway - drones will be used to combat anti social bikes and used across fields and areas • Clr 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 regular 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.	In progress	
1st September 2026	PH2660	To comment on the Planning Application LW/26/0310 50 Cornwall Avenue	Check concerns with LDC enforcement/Health and safety re cess pit residual effects at 50 Cornwall Avenue especially because it is so close to the Allotments and small	-	-		PTC Officers	PTC Officers are in touch with the case officer about this.	In progress	
21st July 2026	PH2623	PUBLIC QUESTIONS - 66 The Lookout	Councillors to remind residents of PTC Officer's advice				PTC Officers	Minutes of meeting Planning meeting PH2623: Public Questioner raised that a noise incident at an Airbnb on Saturday night was reported to the police but was disappointed that nothing had happened, and the Chair commented the matter would be raised with enforcement. In reference to 66 The Lookout, Clr Campbell explained that the ESCC application was conditional on the SDNP also being agreed. In reference to the noise incident, Clr Rosser expressed it was a police matter, and Clr Wood emphasised the importance of logging and recording exact details. The questioner confirmed they had a crime reference number and had been told to inform PTC & LDC. Clr Rosser commented that LDC enforcement was limited and PTC had a duty of care. Comments from Officers: Residents are advised to keep diaries, and to report each and every issue, and directly contact LDC enforcement with the information. Additionally, they could raise the issue with ESCC or LDC Councillors.	In progress	
21st July 2026	PH2632	Pelham Rise double yellow lines application to ESCC's Parking Consultation Review 3	Collect signatures				Councillors	County Councillor has proposed collecting signatures.		

Planning & Highways Committee

Project	Road Safety: Crossings & Islands		
Description	Map existing crossings and islands, survey opinion on changes, and present proposals for change to ESCC in priority order and advocate for the proposed changes with identified finances		
Target Completion	2027	Current Position	Not started
Resource Allocation	Initial research and mapping by Councillors, cost of survey by Officers, and Officer time		
Measure of Success	Completion of proposals for change, persuade ESCC		

Project	Improvements to A259 High Street Area		
Description	Assess all Kaner Olette report proposals for A259 and accept/ reject/ prioritise, with a report back to Full Council		
Target Completion	March 2025	Current Position	Started
Resource Allocation	Depends on conclusions - CIL expenditure, some money in Earmarked Reserves		
Measure of Success	Completion on time		



Planning & Highways Committee

Project	Footpaths, bridleways, and cycle/wheeling routes		
Description	Create a map of all footpaths and bridleways, including informal ones. Consider proposals to register any that are not already registered. Work with stakeholders to develop proposals for a possible East/West active travel route		
Target Completion	2026	Current Position	ESCC Cycle loop project begun
Resource Allocation	Councillor time, cost of map publication		
Measure of Success	Complete registration well in advance of 2030 deadline for LDC. Identify land for possible east-west routes for wheeling		

Project	Assets of nature, biodiversity, and built environment		
Description	Develop a strategic plan to measure, monitor, and improve assets of nature and biodiversity		
Target Completion	April 2027	Current Position	TPOs improved. Orchard, Community Garden
Resource Allocation	Councillor & Officer time, costs of plant and equipment to measure air/ sea quality		
Measure of Success	Protection and enhancement of green/ built assets with evidence.		



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