



Draft Minutes of the meeting of the Planning Committee meeting held in the Anzac Room, Community House on 17th March 2026 at 7:30pm.

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

Officers: Zoe Polydorou (Meetings & Projects Officer)

1 member of the public was in attendance.

1 PH2535 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, that the meeting was being recorded, of the public questions session protocol and reminded members of the 3-minute rule as per standing orders.

2 PH2536 PUBLIC QUESTIONS

There was 1 public questioner who raised two questions.

Question 1 – The questioner updated members that Brighton & Hove Buses had resubmitted their application for CIL monies for bus improvements, detailed the proposed bus services that would benefit Peacehaven, and questioned whether Peacehaven Town Council would write a letter of support. The Meetings & Projects Officer commented that the Town Clerk would be consulted, and all members were in support of such a letter.

Question 2 – The member of public questioned whether planning application 66 The Lookout was on the agenda, and the Chair expressed it would be on the next Planning Committee agenda.

In response to question 2, Cllr Campbell raised that it had been confirmed that Planning rules meant that none of the comments made on previous LDC applications would be transferred to the ESCC Application; this was strongly criticised as being unfair on the many residents who had commented, and the Chair commented this would be the 5th time for a response to be submitted (twice previously to Lewes District Council and twice to the South Down National Park).

It was raised that under this item for the italicised wording, that, moving forward, the word 'Highways' be changed to a lower case 'h'.

The member of public was thanked for their contribution

19:44 – The member of the public left the meeting.

3 PH2537 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were no apologies from:-

- Cllr Davies, and Cllr Gallagher substituted.
- Cllr Sharkey.

4 PH2538 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH2539 TO ADOPT THE MINUTES FROM THE 3rd February 2026 and 24th February 2026.

In relation to 3rd February's minutes, Cllr Campbell questioned the status of the 'sending of the photo that Cllr Wood had provided for how Brighton carry out pothole repairs'. The Meetings & Projects Officer clarified that this was with the Committees Officer, who had been diligently working on potholes, and who would respond to members.

It was proposed to adopt the minutes from 3rd and 24th February 2026 together.

Proposed by: Cllr Campbell **Seconded by:** Cllr Wood

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

6 PH2540 TO NOTE AND REVIEW THE COMMITTEE'S BUDGETARY REPORT

The budget report was **noted**.

The Chair brought forward the Planning Applications.

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

PH2545 LW/26/0049 15 Sunview Avenue

It was proposed to **object** the application on the grounds that it is not appropriate within a residential area, and is against NDP design code (character area – coastal plotlands), but that if officers granted the application, the outdoor appearance is to be changed to match the house, the signage is not to be obtrusive and the hours of working are to be restricted to 8:30am to 5:30pm.

Proposed by: Cllr Gallagher **Seconded by:** Cllr Wood

1 member abstained

1 member voted against

The resolution was **carried**.

PH2546 LW/25/0696 Land North West of Greenhill Way

It was proposed to not comment further.

Proposed by: Cllr Gallagher **Seconded by:** Cllr Campbell

All in **favour**.

PH2547 LW/26/0046 129 Edith Avenue North

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

Proposed by: Cllr Gallagher **Seconded by:** Cllr Rosser

Committee resolved to **support** the application.

PH2548 LW/26/0086/CD 81 - 83 South Coast Road

No comment was made.

PH2549 LW/25/0736 244A South Coast Road

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

Proposed by: Cllr Gallagher **Seconded by:** Cllr Campbell

Committee resolved to **support** the application.

PH2550 LW/25/0737 244A South Coast Road

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

Proposed by: Cllr Gallagher **Seconded by:** Cllr Campbell

Committee resolved to **support** the application.

PH2551 LW/26/0072 in relation to LW/24/0524 86 South Coast Road

No comment was made.

PH2552 LW/26/0071 29 South Coast Road

No comment was made.

PH2553 LW/26/0052 98 South Coast Road

It was proposed to support the application.

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

Committee resolved to **support** the application.

7 PH2541 TO RECEIVE AN UPDATE OF THE PEACEHAVEN AND TELSCOMBE NEIGHBOURHOOD PLAN

Cllr Gallagher reminded members of the 7th May referendum date, shared the public information leaflet, expressed they had produced it along with Cllr O'Connor and the help of the Town Clerk, and that it was being checked with regards to the forthcoming purdah. They commented that 10,000 were to be delivered, potentially within a local publication.

20:42 - Cllr Alexander left the meeting

Cllr Campbell expressed belief that more than 700 homes had been added since 2009, whereby Cllr Gallagher raised that the numbers had been checked, and members praised the leaflet.

20:44 – Cllr Alexander rejoined the meeting

Cllr Gallagher commented that the Town Clerk had ordered 25 copies of the Neighbourhood Development Plan (NDP), that each Peacehaven Town Councillor would receive a copy, and at that point training would be ascertained.

The Morrisons plan was discussed alongside the NDP, and Cllr Gallagher expressed they would need to follow the NDP policies, that the site would remain a conduit from the north, south, east and west of Peacehaven, that this latest version of the NDP would not change, but that if Peacehaven and Telscombe wanted changes they would be determined by Lewes District Council, and be provided as a supplementary document.

The Chair expressed that it would now be up to residents to agree the way forward, Cllr Wood raised concern with the referendum being on the same date as the elections, and the Chair thanked Cllr Gallagher for her update.

8 PH2542 TO NOTE LEWES DISTRICT LOCAL GREEN SPACE CALL FOR SITES AND EVIDENCE – PEACEHAVEN TOWN COUNCIL'S SUBMISSIONS

It was commented that the papers displayed an incorrect agenda item number. The report was **noted**.

9 PH2543 TO AGREE TO SET UP A TFG ON PEDESTRIAN AND CYCLE ROUTES

Cllr Gallagher commented it was a dense report; made reference to the NDP charts showing the cycle and walking routes; and commented that the report referenced the 2021 version of the NDP, but that the NDP was a moving document and was now version 58.

Cllr Gallagher further commented that the cycle and walking routes were only indicative, that there was no intention to have a cycle path along the coast, that the ESCC cycle and walking routes had been continuously consulted on since 2019, including involvement from consultant engineers, and that ESCC would be part of the Morrisons pre-planning. It was further expressed that Peacehaven Town Council had previously submitted two CIL applications for cycleways on PTC land and that access at the school would involve non-PTC land and outlined how CIL funding related to this agenda item.

The Chair emphasised the importance of a TFG to prepare a response to the ESCC consultation, and Cllr Gallagher suggested that, as the proposed routes were unknown, the item could be on the Business Plan.

Cllr Wood expressed that the current cycle and walking routes were in a very bad state of disrepair and questioned how new routes would be maintained differently.

21:20 – Cllr Alexander left the meeting

It was proposed to set up the TFG in preparation for the launch of the consultation.

Proposed by: Cllr Campbell

Seconded by: Cllr Gordon-Garrett

All in **favour**.

1 member abstained.

TFG members confirmed as: Cllr Campbell, Cllr Gordon-Garrett, Cllr Rosser, other cllrs to be invited.

10 PH2544 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

a. Public Safety Group – meeting notes included for Nov 25 and Jan 26.
No further comments were made.

b. Pedestrian Crossings & Islands TFG
No further updates were made.

12 PH2554 TO NOTE PLANNING COMPLAINTS

The planning complaints were **noted**.

13 PH2555 TO REVIEW & UPDATE THE PLANNING ACTION PLAN AND AGREE ANY ACTIONS REQUIRED

No further actions.

21:23 – Cllr Wood left the meeting

14 PH2556 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 7TH APRIL 2026 (applications only) AT 6.15 PM

The next meeting was **agreed**.

There being no further business, the meeting was closed at 21:25

[REDACTED]
Peacehaven Town Council
Town Council Offices
Meridian Centre
Meridian Way
Peacehaven
BN10 8BB

9 March 2026

our ref: ESCC/2026/001/CB
your ref:

Dear Mr Dyson

**CONSULTATION UNDER ARTICLE 13 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 -**

Proposal: Use of land for small glamping site with 2 wooden cabins, 4 yurts, shepherd hut, 2 healing cabins and replacement stables. Application includes regularisation of existing trailer, toilets, decking, cabins and tiered seating area. (Cross-boundary application with the South Downs National Park)

Location: 66 The Lookout, Peacehaven, BN10 8AA

Grid Reference: 541344, 103209

I am writing to seek your views on the above mentioned application which falls to this Authority to determine. You can view the full application documents on our website from tomorrow:

<https://apps.eastsussex.gov.uk/environment/planning/applications/register/>

Please note: The application site crosses the administrative boundary of the South Downs National Park Authority (SDNPA) and, as such, the County Council is required to determine a duplicate application. Consequently, it is likely that you will also have been, consulted by the SDNPA. Please note only the access track, healing cabins and toilet/shower block are located outside the SDNPA boundary. Would you please let me have any comments your Council wishes to make by 9 April 2026.

However, if you require an extension of time within which to respond, please let me know. Would you ensure that a copy of your reply is forwarded directly to the District Planning Authority. Thank you for your assistance.

Yours sincerely

[REDACTED]

[REDACTED]

