



## PH291 CHAIR ANNOUNCEMENTS

### Planning & Highways Committee Membership

This is to inform Members and residents that Cllr. Job Harris has resigned from this Committee.

We reported at the previous Planning & Highways meeting that Cllr. Jean Farmiloe had resigned from this Committee. Please note that the resignation has been rescinded.

### Newhaven Draft Neighbourhood Plan – Consultation

The deadline for comments which can be submitted to Newhaven Town Council has been extended from 21<sup>st</sup> June 2017 to the 21<sup>st</sup> July 2017.

There is a feedback form for each Councillor and a copy of the Newhaven Neighbourhood Plan can be emailed on request.

### Events

There will be a Teddy Bear's Picnic at The Oval this Friday 23<sup>rd</sup> June at 3pm, all are welcome, there are no age restrictions, just bring a teddy bear.

The Mayor's Civic Church Service will take place at the Evangelical Free Church this Sunday 25<sup>th</sup> June at 3pm.

## PH292 PUBLIC QUESTION TIME

### Rita Marshall

The resident questioned the Committees policy in relation to increasing congestion on the A259 and new build planning applications, siting not only large developments but '2 for 1's' whereby a single property is increased to two or more

*C Lacey informed the resident that Peacehaven Town Council is only advisory with regards to planning applications and that one of the reasons Councillors objected to the Lower Hoddern Farm development was due to congestion on the A259 along with inadequate infrastructure and that this resolution applied to any further development within Peacehaven*

### Mike Gatti – North Ward

The resident queried page 5/22 and asked why Members of P&H's did not attend the meeting at Meridian School on 7<sup>th</sup> June as agreed and expressed thanks to Cllr. R Coles and C Lacey who did attend the meeting

## PH293 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. D Brindley – noted (prior commitments)

## PH294 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Cllr. J Harrison-Hicks declared an interest due to being a Substitute Member of the Lewes District Council Planning Committee

Signed



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Cllr. A Harrison proposed  
Cllr. M Simmons seconded

**Approved**

The Chair of Council, Cllr. B Gosling signed the minutes

**Debate:-**

Councillors noted the previous agreement to appoint two new Members prior to the election of a Chair and questioned payment to Cllr. J Harris for photographic services following his resignation from this Committee

*Members were informed that correspondence to request two additional Committee Members had been sent, no response had been received and the payment to Cllr. J Harris was to cover the cost of use of his own equipment, travel etc.*

Members requested that it be recorded in the minutes that Councillors should not be reimbursed for anything other than travel expenses

Members requested an update with regards to the security of the site at 35 Telscombe Road

*Members were informed that the issues at this site had been reported numerous times to Lewes District Council who in turn have informed Building Control and the developers who say they are dealing with it, the Police are also aware*

Members requested an update with regards to the Japanese Knotweed at 35 Telscombe Road

Through the Chair it was requested Mike Gatti respond to this query

*M Gatti informed Members that the treatment to dispose of the Japanese Knotweed at 35 Telscombe Road had started*

Signed



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**REPORTS**

**PH296 PLANNING APPLICATIONS**

LW/17/0325	2 Southview Road	Demolition of the existing bungalow and erection of 2 x 4-bedroom semi-detached houses and 1 x 4-bedroom detached house. <b>Refusal recommended at P&amp;H's on 02/05/17, revised plans have now been submitted</b>	North
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**Refusal Recommended due to:-**

- Inadequate infrastructure
- Increase in air pollution due to congestion on A259
- Development will increase traffic congestion
- Out of keeping with street scene
- Over development
- Unneighbourly
- Currently there are parking issues at this location which will increase significantly
- Inadequate parking for quantity of bedrooms
- Development too large for plot

Cllr. R Farmiloe proposed

Cllr. B Gosling seconded

**Agreed**

**2 x Letters of objection**

LW/17/0363	5 Bramber Avenue	Planning Application - Demolition of existing garage and construction of new single storey office accommodation for Mr & Mrs M Loughrey <b>Deadline for comments extended to 21/06/17</b>	East
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**Refusal Recommended due to:-**

- Over development
- Inadequate local infrastructure - including A259, surgeries, school
- Reduction of car parking facilities
- Exacerbate existing parking problems
- Density of layout & over development - too large for plot
- Local drainage needs to be improved – previous issues in this locality

Cllr. M Simmons proposed

Cllr. J Farmiloe seconded

**Agreed**

Signed



LW/17/0375	79 Phyllis Avenue	Planning Application - Demolition of the existing bungalow and double garage and erection of two x 3 bedroom semi-detached bungalows with rooms in the roof for Stevens & Page Services Ltd	West
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**Refusal Recommended due to:-**

- Inadequate local infrastructure - including A259, surgeries, school
- Increase air pollution on A259
- Effect on local character - surrounding area included
- Density of layout & over development - too large for plot
- Inadequate parking
- Increase of traffic & congestion
- Exacerbate existing parking problems

Cllr. M Simmons proposed

Cllr. L Hallett seconded

**Agreed**

LW/17/0392	19 Mount Caburn Crescent	Planning Application - Erection of a side extension for Mr & Mrs Stenberg	North
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**Refusal Recommended due to:-**

- Loss of privacy – over-looking, causing loss of privacy or light, too close
- Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly
- Density of layout & over development - too large for plot
- Inadequate local infrastructure - including A259, surgeries, school

Cllr. A Harrison proposed

Cllr. M Simmons seconded

**Agreed**

**1 x Letter of objection**

LW/17/0405	48 Cairo Avenue	Planning Application - Erection of first floor extension over existing rear single storey extension for Mr S Sweeney	West
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**Refusal Recommended due to:-**

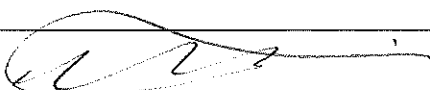
- Out of keeping with street scene - impairment of street scene, changing the character and appearance, detrimental to it, will spoil the ambience of Road/Avenue, unfriendly
- Loss of privacy – over-looking, causing loss of privacy or light, too close
- Poor design - does not fit in with local surroundings
- Inadequate local infrastructure - including A259, surgeries, school
- Effect on local character - surrounding area included
- Density of layout & over development - too large for plot

Cllr. L Hallett proposed

Cllr. M Simmons seconded

**Agreed**

Signed



**PH296 PLANNING APPLICATIONS continued**

<b>LW/17/0470</b>	<b>49 Piddinghoe Avenue</b>	Planning Application - Division of property to create two dwellings, including the creation of off road parking for Mr J Davis	<b>East</b>
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**Refusal Recommended due to:-**

- Fire hazard – no escape route from enclosed bedroom
- Inadequate parking
- Back garden development
- Poor design
- Inadequate local infrastructure - including A259, surgeries, school
- Density of layout & over development - too large for plot
- Increase of traffic & congestion
- Exacerbate existing parking problems
- Increase air pollution on A259

Cllr. J Farmiloe proposed  
Cllr. B Gosling seconded

**Agreed**

Cllr. M Simmons congratulated Members for refusing all planning applications, enforcing the decision to oppose further development until issues such as infrastructure and the A259 have been addressed

**PH297 INFORMATION TO NOTE**

**Noted**

**Debate:-**

C Lacey informed Members that the following questions had been received in writing and that a written response will be sent which will be published on the next agenda:-

***Item 6, Approval of Minutes, PH278 Chair Announcements, page 3/22, S106/CIL Monies***


*As it is four weeks since the last meeting has the Town Manager obtained the latest update regarding monies due to the Council?*

***A259 Signage, page 4/22***

*The work for the 7.5 tonne signage was due to commence on 12<sup>th</sup> June, now delayed until the 20<sup>th</sup> July, why the delay?*

***PH285 Lorry Watch, page 8/22***

*Has Cllr. J Harris completed the training course yet?*

Signed 

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**Planning application LW/16/0841, Peacehaven Police Station 264 South Coast Road, page 12/22**

The application was refused by Peacehaven Town Council, called in, but approved by Lewes District Council.

Can the District Councillors confirm what has occurred re the potential parking problem? This affects the Rowe Avenue Surgery and Rowe Avenue residents. In addition work has commenced with converting 272 South Coast Road from commercial to residential use which again affects the local parking.

**Item 8.3, Community Highways, pages 16, 17 & 18/22**

This proposal was submitted in the past and turned down, unfortunately ESCC are trying to obtain further monies from Councils which should be already be covered by the precept and highways budget.

The resident suggested they reduce their management overhead rather than extract monies from Town and Parish Councils which they cannot afford.

<b>PH298 PLANNING DECISIONS</b>			
<b>PLANNING APPLICATION</b>	<b>PTC RECOMMENDATION</b>	<b>LDC DECISION</b>	<b>DELEGATED OR COMMITTEE DECISION</b>
LW/17/0105	No Objection	Planning Permission	D
LW/17/0234	Refusal Recommended	Refused	D
LW/17/0235	No Objection	Planning Permission	D
LW/17/0105	49 Piddinghoe Avenue	Planning Application - Conversion of existing bungalow to two 2 bedroom bungalows with parking, erection of side and rear extension, garage conversion for Lewes Builders Ltd	East


**No Objection** with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.

Any damage to the grass verges during construction must be repaired by the developer. Install additional crossover and dropped curb to accommodate second property on site

Cllr. J Harrison-Hicks proposed  
Cllr. L Hallett seconded

**Majority Agreed**

Cllr. M Simmons against/Cllr. A Harrison abstained

Signed 

**PH298 PLANNING DECISIONS continued**

<b>LW/17/0234</b>	<b>1A Lea Road</b>	<b>Planning Application - Alterations to dwelling to create two properties for Mr D Wood</b>	<b>West</b>
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**Refusal Recommended due to:-**

- Inadequate infrastructure
- Increase in air pollution due to congestion on A259
- Development will increase traffic congestion
- Being as the address is 1A this plot has already been divided and developed
- Back garden development
- Inadequate off road parking provided for
- Currently there are parking issues at this location which will increase significantly
- Over developed

Cllr. R Farmiloe proposed  
Cllr. M Simmons seconded

**Agreed**

<b>LW/17/0235</b>	<b>91A South Coast Road</b>	<b>Planning Application - Creation of rear access to first floor with new dormer to first floor kitchen area for Ms Kearney</b>	<b>East</b>
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**No Objection** with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Vehicles belonging to construction staff should not block access for other residents and should not be parked on grass verges or at junctions. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30

Cllr. M Simmons proposed  
Cllr. B Gosling seconded

**Agreed**

**Noted**

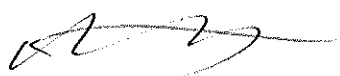
**NEXT MEETING**

**PH299 TO CONFIRM DATE OF NEXT MEETING – Tuesday 18<sup>th</sup> July 2017 at 7:30pm**

**Noted**

**THE MEETING ENDED AT 8:30pm**

Signed



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