

George Dyson
Town Clerk

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



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

DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 22nd October 2024 at 7:30pm.

Present: Cllr Gordon-Garrett (Chair), Cllr Campbell (Vice Chair), Cllr Studd, Cllr Gallagher, Cllr Sharkey, Cllr Davies

Officers: Town Clerk (George Dyson, Zoe Polydorou (Meetings & Projects Officer), Vicky Onis (Civic, Governance and Support Officer)

7 members of the public were in attendance.

1. PH2098 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 19:30, welcomed everyone, reminded members of the importance of PTC's commitment to an environment of civility and respect, ran through the fire exit procedure, asked for phones to be switched off, announced that the meeting was being recorded, that a public question was restricted to 3 minutes maximum and standing orders were only to be suspended when absolutely necessary.

The following announcements were made:-

- Every Monday 10-1pm – The Welcome Café
- BINGO – 23rd October 2-4pm and CINEMA – the film The Critic

2. PH2099 PUBLIC QUESTIONS.

There were 3 public questioners.

The first questioner – The General Manager of Dorothy House, a sheltered housing scheme for vulnerable people of retirement age and older, complained the property had been flooded 12 times, including with human waste, inside and outside the property between 2005 to 2024 due to a broken East Sussex Highway's drainage pipe, and that the additional new housing had increased the frequency. The resident expressed that East Sussex Highways had installed flood doors in July 2023, and had said they would repair the pipe, which would involve removing part of the play park at Centenary Park, but this was now on hold due to withdrawn funding. The questioner added that the flooding had greatly increased their insurance and requested pressure be applied to East Sussex County Council to authorise East Sussex Highways to repair the broken pipe.

The Vice Chair suggested the resident wait for a response from ESCC, expressed this was a very serious issue and that ESCC Councillors should be contacted.

The Town Clerk confirmed that progressing the issue through ESCC councillors would be the best route.

The second member of public provided committee with reasons behind their planning application PH2111 PH LW/24/0595 21 Downs Walk, and expressed that neighbours' concerns had been addressed.

The third resident raised that a SpeedWatch presentation was to be held by the Community SpeedWatch Officer, Steve O'Connell, on 5th December at Telscombe Civic Centre, and the need for more SpeedWatch volunteers. The resident provided information on real-time-information bus signs, where ones along the south coast road would be replaced this week, and ones in North Peacehaven would be replaced shortly, but had no update about the promised sign at the bottom of Telscombe Cliffs Way.

3. PH2100 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were no apologies for absence.

4. PH2101 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

The Chair declared an interest in Downs Walk PH2111 PHLW/24/0595 21 Downs Walk.

The Vice Chair declared an interest in PH2110 LW/24/0313 124 The Promenade and PH2111 PHLW/24/0595 21 Downs Walk.

5. PH2102 TO ADOPT THE MINUTES FROM THE 24th SEPTEMBER 2024

Proposed by: Cllr Sharkey Seconded by: Cllr Davies

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

The Chair brought forward planning application **PH2111 PH LW/24/0595** 21 Downs Walk Peacehaven.

Members agreed that Cllr Sharkey be the substitute Chair.

19:45 Cllr Gordon-Garrett and Cllr Campbell left the meeting.

19:46 – 4 members of the public left the meeting.

Cllr Sharkey began Chairing.

TO COMMENT on the following Planning applications as follows

PH2111 PH LW/24/0595 21 Downs Walk Peacehaven

It was expressed that there had been at least 5 objections from neighbours. Members discussed design concerns, including LDC policy DM28 and Peacehaven and Telscombe Neighbourhood Plan PT1 and the design code; that they were aware of the neighbours' objections; concerns with regards to the garden being overlooked, and massing; that the application was not sympathetic to the location to comply with policies, and that it was against LDC policy DM25 (design) and DM28 (extensions).

It was proposed to just make comments, express there were concerns and that there was appreciation of the Neighbours' points of view.

Proposed by: Cllr Gallagher Seconded by: Cllr Davies

All in **favour**.

19:58 Cllr Gordon-Garrett rejoined the meeting as Chair.

PH2110 LW/24/0313 124 The Promenade Peacehaven

It was proposed to make no further comment.

Proposed by: Cllr Gallagher Seconded by: Cllr Davies.

All in **favour**.

20:05 Cllr Campbell rejoined the meeting.

6. PH2103 TO DISCUSS AND AGREE BUDGET REQUIREMENTS FOR 2025/26

The Chair commented that there was a huge increase in electricity, as it was not on a fixed rate.

Cllr Davies queried the street furniture budget since his experience was benches were more than £600, whereby Cllr Gallagher expressed that decent wooden benches could be purchased for less.

It was proposed to agree the budget requirements for 2025/26

Proposed by: Cllr Gallagher Seconded by: Cllr Sharkey

All in **favour**.

7. PH2104 UPDATE OF NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

The Town Clerk updated Committee that the funding application for the technical support had been approved and AECOM were in process of screening the habitats assessment.

The update was **noted**.

8. PH2105 TO DISCUSS THE REPORT REFERRED TO P&H FROM FULL COUNCIL REGARDING THE NEIGHBOURHOOD PLAN.

Cllr Gallagher introduced the report and its recommendation.

Cllr Campbell expressed it related to agenda item PH2055 at P&H Committee, whereby Cllr Gallagher confirmed that was not the case.

The Town Clerk explained the background of the item, confirmed it was not related to item PH2055, explained how the steering group worked, expressed both PTC and Telscombe Town Council were part of the steering group, and was unsure why the report had not been noted.

There was debate as to whether noting the report meant noting the maps mentioned in the report. Cllr Gallagher expressed that maps were not part of this meeting's update and that only the appendices, which were not maps, were to be noted. Whereby Cllr Campbell emphasised the recommendation was to 'note the report', which meant noting the mentioned-maps, and expressed concern that noting the report meant noting the maps and would imply PTC endorsed them.

The Town Clerk explained the maps had been sent to LDC, and no further, so the maps could not be noted as having been sent, and suggested the Steering Group re-meet to discuss the maps in more detail. The Town Clerk was happy for officers to send the letter to the SDNP Authority without a resolution.

Members viewed and briefly discussed the maps that showed the SDNP boundaries within Peacehaven's planning boundary.

Inaccuracies identified by the Parks Officer in the maps mentioned in the report were shown on the screen to those present.

It was agreed that Officers would send the letter to the SDNP Authority as per the recommendation in the report, and that the maps detailing inaccuracies would be sent to the Steering Group to make amends if they would like, which could then be submitted to LDC.

The Town Clerk advised that planning policy officers at LDC would be happy to receive revised maps.

9. PH2106 TO URBAN GRASS VERGE CUTTING UPDATE

20:34 the Town Clerk left the meeting

The report was **noted**.

10. PH2107 RIGHTS OF WAY TFG PROGRESS REPORT AND PROPOSALS FOR ACTION

Cllr Gallagher commended the project, and expressed it now potentially had a budget.

It was proposed to agree to the report's recommendations

Proposed by: Cllr Campbell Seconded by: Cllr Sharkey

All in **favour**.

11. PH2108 TO DECIDE A259 FENCE CLOSE TO DELL PLAYGROUND

Queries were raised around insurance for the fencing disrepair, when will it be fixed and suggested the fence be moved under LA&E.

The report was **noted**.

12. PH2109 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

a. Public Safety Group

The Officer ran through the various items that were discussed at the TFG.

Cllr Campbell expressed that once the Chalker's Rise housing development was finished, the responsibility for the Chalkers Rise infiltration pond would not transfer to PTC or LDC.

b. Rights of way

No further comments to add to the report at agenda item PH2107

c. Grass – cutting contract
No comment

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

PH2112 LW/24/0608 22 Hoddern Avenue Peacehaven

It was proposed to support the application

Proposed by: Cllr Sharkey Seconded by: Cllr Gallagher

The application was **supported** by Committee.

20:45 – 1 member of the public left the meeting.

PH2113 LW/24/0612 Units A1 To A3 Meridian Industrial Estate Newton Road

It was proposed to support the application

Proposed by: Cllr Gallagher Seconded by: Cllr Campbell

The application was **supported** by Committee.

PH2114 LW/24/0621 180 South Coast Road Peacehaven

No comment.

PH2115 TW/24/0092/TPO 23 Downs Walk Peacehaven

It was proposed to support the application

Proposed by: Cllr Campbell Seconded by: Cllr Sharkey

The application was **supported** by Committee.

PH2116 LW/24/0632/CD 65 Downs Walk Peacehaven

The application was **noted**.

PH2117 TW/24/0095/TPO 2 Wendale Drive Peacehaven

It was proposed to support the application

Proposed by: Cllr Campbell Seconded by: Cllr Studd

The application was **supported** by Committee.

14. TO NOTE the following Planning decisions

PH2118 TW/24/0075/TPO 178A Roderick Avenue North Peacehaven

The planning decision was **noted**.

PH2119 LW/24/0487 20 Coney Furlong Peacehaven

The planning decision was **noted**.

PH2120 LW/24/0482 8 Telscombe road Peacehaven

The planning decision was **noted**.

PH2121 TO NOTE PLANNING & HIGHWAYS COMPLAINTS

Cllr Campbell suggested the drainage issue at Dorothy House, raised during public questions, should be added to the list, and to monitor.

The complaints were **noted**.

PH2122 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

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.

PH2123 TO AGREE DATE FOR THE NEXT MEETING THURSDAY 7TH NOVEMBER 6:15PM

Cllr Sharkey and Cllr Davies apologised in advance that they may not be able to attend.

There being no further business the meeting ended at 21:01