

George Dyson
Town Clerk

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

Councillors on this Committee:

EX OFFICIO Cllr D Donovan (Chair of Council), Cllr W Veck (Vice Chair of Council)

Cllr K Gordon-Garrett (Chairman), Cllr M Campbell (Vice), Cllr P Davies, Cllr C Gallagher,
Cllr I Sharkey, Cllr D Seabrook, Cllr S Studd

18th September 2024

Dear Committee Member,

You are summoned to a meeting of the **PLANNING & HIGHWAYS COMMITTEE** which will be held in the Anzac Room, Community House, Peacehaven on **Tuesday 24th September 2024 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 **PH2069 CHAIR ANNOUNCEMENTS**
- 2 **PH2070 PUBLIC QUESTIONS** - *There will be a 15-minute period whereby members of the public may ask questions on any relevant Planning & Highways matter.*
- 3 **PH2071 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**
- 4 **PH2072 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**
- 5 **PH2073 TO ADOPT THE MINUTES FROM THE 27TH AUGUST 2024**
- 6 **PH2074 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT AND NOTE THAT DISCUSSION IS BEGINNING FOR THE DRAFT 2025/26 BUDGET**
- 7 **PH2075 UPDATE OF NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**
- 8 **PH2076 TO AGREE THE ACTIONS TO BEGIN WORKING TOWARDS THE BUSINESS PLAN**
- 9 **PH2077 GRASS CUTTING TFG REPORT**
- 10 **PH2078 106 MONIES REPORT**
- 11 **PH2079 TO SUPPORT CONTINUED PROGRESS TOWARDS LDC LOCAL PLAN**
- 12 **PH2080 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**
 - a. Public Safety Group
 - b. Rights of way

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

<p>PH2081 LW/24/0558 5 Cornwall Avenue Peacehaven</p> <p>Case Officer James Emery</p> <p>Deadline 30/9</p>	<p>Partial conservatory demolition and replacement with single storey flat roofed extension at the rear, partial removal of side lean-to structure in front of existing garage and alterations to fenestration</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0558</p>
<p>PH2082 LW/24/0542 36 South Coast Road Peacehaven</p> <p>Case Officer James Emery</p> <p>Deadline 24/9 extension agreed.</p>	<p>Demolition of existing shopfront and signage, and installation of new timber glazed shopfront and front doors, new windows and doors in existing shutter door openings, replace all existing windows at ground floor level, and install new window to rear, raise part of flat roof at rear to match existing adjoining roof level, demolish existing fence and erect new timber perimeter fence, construct 2 external bin stores, install 4 external cycle stores</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0542</p>
<p>PH2083 LW/24/0517 Land Between 45 & 61 Downs Walk Peacehaven</p> <p>Case Officer James Emery</p> <p>Deadline 19.9 extension agreed.</p>	<p>Construction of five-bedroom dwelling with associated works</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0517</p>
<p>PH2084 LW/24/0524 86 South Coast Road Peacehaven</p> <p>Case Officer James Emery</p> <p>Deadline 3/10</p>	<p>Convert two storey office building into three storey flats comprising of 1no 2 bed ambulant disabled ground floor flat, 4no 1 bed flats and a 2 bed setback penthouse flat</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0524</p>
<p>PH2085 LW/24/0482 8 Telscombe Road Peacehaven</p> <p>Case Officer James Smith</p> <p>Deadline 04/10/24</p>	<p>Single storey first floor extension to front, side and rear, two storey rear extension; two storey front extension and alterations to existing fenestration (AMENDED PLANS)</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0482</p>
<p>PH2086 LW/24/0575 16 Linthouse Close Peacehaven</p> <p>Case Officer Ella Rigluth</p> <p>Deadline 04/10/24</p>	<p>Erection of single-storey rear extension, existing side garage extension, addition of 1no. dormer at the rear, minor soft landscaping and alterations to fenestration</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0575</p>
<p>PH2087 LW/24/0579 50 Cornwall Gardens Peacehaven</p> <p>Case Officer James Smith</p> <p>Deadline 10/10/24</p>	<p>Erection of attached bungalow</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0579</p>

<p>PH2088 LW/24/0551 36 South Coast Road Peacehaven</p> <p>Case Officer James Smith</p> <p>Deadline 10/10/24</p>	<p>Change of use of ground floor of building from retail (E Class) to residential (C3), to accommodate 5 No. self-contained flats</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0551</p>
<p>PH2089 LW/24/0563 18 Victoria Avenue</p> <p>Case Officer Kathryn Andrews</p> <p>Deadline no deadline date have emailed LDC</p>	<p>Single storey first floor extension to front, side and rear, two storey rear extension; two storey front extension and alterations to existing fenestration (AMENDED PLANS)</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0563</p>
<p>PH2090 LW/24/0560 204 South Coast Road Peacehaven</p> <p>Case Officer Kathryn Andrews</p> <p>Deadline no deadline date have emailed LDC</p>	<p>Proposed installation of 95 no. photovoltaic panels to the second floor roof</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0560</p>
<p>PH2091 LW/24/0590/CD / LW/23/0398 35 Horsham Avenue Peacehaven</p> <p>Case Officer James Smith</p> <p>TO NOTE</p>	<p>Discharge of Conditions 8 (Hard and Soft Landscaping) and 9 (Construction Management Plan) in relation to the approval of LW/23/0398</p> <p>https://padocs.lewes-eastbourne.gov.uk/planning/planning-documents?ref_no=LW/24/0590/CD</p>

14 TO NOTE the following Planning decisions

<p>PH2092 LW/24/0404 7 Tollgate Peacehaven</p>	<p>Single storey infill extension to rear</p> <p>Lewes DC Grants permission Peacehaven's Planning & Highways Committee supported this application</p>
<p>PH2093 LW/24/0357 81-83 South Coast Road Peacehaven</p>	<p>Demolition of 81-83 South Coast Road and construction of 4 storey mixed-use development with ground floor retail unit and 15 flats with associated parking & servicing (amendment to planning permission LW/20/0825)</p> <p>WITHDRAWN</p>
<p>PH2094 LW/23/0187 Land adjacent to no 45 The Lookout Peacehaven</p>	<p>Construction of a detached 4 bed dwelling and associated works</p> <p>Lewes DC Grants permission Peacehaven's Planning & Highways Committee objected to this application</p>

15 PH2095 TO NOTE PLANNING & HIGHWAYS COMPLAINTS

16 PH2096 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

17 PH2097 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 22ND OCTOBER 2024

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DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on Tuesday 27th August 2024 at 7.30pm

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

Officers: George Dyson (Town Clerk)

3 members of the public were in attendance.

1 PH2048 CHAIR ANNOUNCEMENTS

The Chair opened the meeting at 19:31, welcomed everyone, ran through the fire exit procedure, asked for phones to be switched off and announced the meeting is being recorded, and for any meeting absences to be sent to the Town Clerk, the Civic, Governance and Support Officer, and the Meetings & Projects Officer. The following announcements were made:-

- Mayor's Bingo Event in aid of Breast Cancer on 28th August 2pm-4pm
- Cinema showing Fly me to the Moon on 18th September
- Mayor's next Quiz is on 20th September

2 PH2049 PUBLIC QUESTIONS

A member of the public read a statement relating to HGVs using Roderick Avenue North and Valley Road, a copy of the comments have been handed to the Clerk.

Another member of the public highlighted an error in the minutes of the last Committee meeting and updated the Committee about an ESCC review of a bus lane.

Another member of the public gave additional information and representation in support of item PH2063 on the agenda.

3 PH2050 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

Apologies received from Cllr Seabrook, with Cllr Griffiths substituting.

4 PH2051 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were no declarations of interest.

5 PH2052 TO ADOPT THE MINUTES FROM THE 30TH JULY 2024

It was proposed that the minutes be adopted with an amendment on item PH2029 to change the words Residents Association to Bus Watch.

Proposed by: Cllr Sharkey Seconded by: Cllr Campbell
The Committee **resolved** to **agree** to this proposal.

The Chair brought forward item PH2063

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

PH2063 TW/24/0075/TPO 178A Roderick Avenue North, Peacehaven

There was a brief discussion around ensuring an appropriate tree would replace the Sycamore to be felled, as well as ensuring that the property owner is in agreement with the application.

It was proposed that the Committee support this application, subject to satisfactory replanting and permissions from the land owner.

Proposed by: Cllr Gallagher Seconded by: Cllr Sharkey

The Committee **resolved** to **agree** to this proposal by a majority of 6, with 1 abstention.

7 PH2053 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT

The Committee **noted** the budgetary report.

A member of the public left at this point (19:52)

8 PH2054 UPDATE OF NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP

Cllr Gallagher informed the Committee that there hasn't been much movement since the update given at the Extraordinary Full Council meeting due to the August break. Maps are expected to be ready next week. Cllr Gallagher also circulated answers to the questions previously asked at a Council meeting by Cllr Wood.

9 PH2055 TO AGREE A RESPONSE TO THE SOUTH DOWNS NATIONAL PARK REVIEW OF ITS LOCAL PLAN

There was a brief discussion on this item, during which it became clear that the report referred to confidential documents, it was therefore proposed that this item be considered last on the agenda during a confidential session.

Proposed by: Cllr Davies Seconded by: Cllr Griffiths.

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

10 PH2056 TO AGREE A RESPONSE TO THE APPEAL AGAINST REFUSAL OF PLANNING PERMISSION FOR NEW HOUSE ON LAND NEXT TO 4 TELSCOMBE ROAD

The Committee discussed its role in responding to this appeal, and whether Committee should note the appeal, or make any further comment, or amendment/ withdrawal of its original representation.

It was proposed that the Town Clerk revisits the original comments made and assesses whether more detail is needed.

Proposed by: Cllr Griffiths Seconded by: Cllr Davies.

The Committee **resolved** to **agree** to this proposal by a majority of 6 with 1 abstention.

11 PH2057 TO AGREE A RESPONSE TO THE APPEAL AGAINST NON-DETERMINATION OF AN APPLICATION TO THE LAND EAST OF BLAKENEY AVENUE

It was proposed that this item also be passed to the Town Clerk to revisit the original comments and assess whether more detail is needed.

Proposed by: Cllr Campbell Seconded by: Cllr Griffiths

The Committee **resolved** to **agree** to this proposal by a majority of 6 with 1 abstention.

12 PH2058 TO AGREE A RESPONSE TO A REQUEST FOR ADDITIONAL INFORMATION RELATING TO PUBLIC SAFETY AT THE DELL PARK

The Chair summarised the information in the report which the Committee briefly discussed, it was suggested that the Committee didn't want the safety barrier extended, but rather wanted the barrier to be made stronger/ reinforced, and that it also be considered whether a higher curb would be possible.

12 PH2059 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):

a. Public Safety Working Party

No updates

b. Grass cutting contract

Cllr Campbell reported that the TFG will be meeting tomorrow, and that a full report should be coming to the next meeting of this Committee.

c. Meridian Monument and Area

The Meridian Monument and Area TFG met with and LDC Officer yesterday, and are researching information on getting the monument registered with English Heritage.

A member of the public left at this point (20:25)

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

PH2060 LW/24/0317 6 Rustic Road Peacehaven

The Committee discussed this application, particularly highlighting a number of valid public objections lodged on the planning portal, lack of information and plans submitted, concerns about the safety – particularly emergency vehicle access.

It was proposed that the committee not comment on the application at this time due to insufficient information provided, and request that more information is submitted.

Proposed by: Cllr Gallagher Seconded by: Cllr Studd
The Committee **resolved** to **agree** to not comment.

PH2061 LW/24/0487 20 Coney Furlong Peacehaven

It was proposed to support this application

Proposed by: Cllr Gallagher Seconded by: Cllr Sharkey

The Committee resolved to agree to this proposal.

PH2062 LW/24/0482 8 Telscombe Road Peacehaven

The Committee discussed a number of concerns about this application, including that it represents gross overdevelopment, that there is a lack of supporting documentation provided, including no design and access statement or biodiversity checklist, and that the development would be overshadowing of neighbours.

It was proposed that the Committee object to this planning application on the grounds that it is against policies DM25 and DM28 of the Lewes District Council Local Plan Part 2, against Core Policy 2 of the Lewes District Council Local Plan Part 1, and against Policy PT1 of the emerging Peacehaven and Telscombe Neighbourhood Development Plan. In addition, the Committee were concerned by the lack of information on the application, in particular no comments on biodiversity impact.

Proposed by: Cllr Gallagher Seconded by: Cllr Campbell

The Committee **resolved** to **object** to this application.

15 TO NOTE the following Planning decisions

PH2064 LW/24/0639

PH2065 LW/24/0469

The Committee **noted** these planning application decisions.

16 PH2066 TO NOTE PLANNING & HIGHWAYS COMPLAINTS

The Committee **noted** the relevant complaints.

17 PH2067 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.

There was a brief discussion on the provision of electric vehicle charging points in Peacehaven, which is being progressed by East Sussex County Council.

It was also highlighted that future agendas would start including items to begin progressing the agreed business plan.

18 PH2068 TO NOTE DATE FOR THE NEXT MEETING AS TUESDAY 24th SEPTEMBER 2024

The next meeting was **confirmed** as Tuesday 24th September 2024 at 7.30pm.

19 TO RESOLVE TO EXCLUDE PRESS AND PUBLIC FROM THE FOLLOWING ITEMS

Proposed by: Cllr Davies

Seconded by: Cllr Campbell

The Committee **resolved** to **exclude** press and public from the remaining items.

NOTE: In accordance with Standing Order No. 3(d) and the Public Bodies (Admission to Meetings) Act 1960, Section 1, in view of the confidential nature of the following business to be transacted, the public and press are excluded from the discussion of the following items.

A member of the public left at this point (20:43)

The Chair called a brief recess at 20:43, and the meeting was restarted at 20:52

20 PH2055 TO AGREE A RESPONSE TO THE SOUTH DOWNS NATIONAL PARK REVIEW OF ITS LOCAL PLAN

The Clerk circulated a confidential document which evidenced some of the statements made in the public report, the Committee discussed this information.

The Committee requested that the Council not send a response to the survey at this stage, but that the Council does publicise the survey for residents to complete.

There being no further business the meeting ended at 21.07.

Detailed Income & Expenditure by Budget Heading 17/09/2024

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 Planning & Highways</u>							
4851 Noticeboards	0	650	650		650	0.0%	
4852 Monument & War Memorial	79	600	521		521	13.1%	
4853 Street Furniture	0	600	600		600	0.0%	
Planning & Highways :- Direct Expenditure	<u>79</u>	<u>1,850</u>	<u>1,771</u>	<u>0</u>	<u>1,771</u>	<u>4.3%</u>	<u>0</u>
4101 Repair/Alteration of Premises	159	2,500	2,341		2,341	6.3%	
4111 Electricity	612	1,092	480		480	56.0%	
4171 Grounds Maintenance Costs	395	500	105		105	79.0%	
4850 Grass Cutting Contract	11,536	11,536	0		0	100.0%	
Planning & Highways :- Indirect Expenditure	<u>12,702</u>	<u>15,628</u>	<u>2,926</u>	<u>0</u>	<u>2,926</u>	<u>81.3%</u>	<u>0</u>
Net Expenditure	<u>(12,780)</u>	<u>(17,478)</u>	<u>(4,698)</u>				
Grand Totals:- Income	0	0	0			0.0%	
Expenditure	12,780	17,478	4,698	0	4,698	73.1%	
Net Income over Expenditure	<u>(12,780)</u>	<u>(17,478)</u>	<u>(4,698)</u>				
Movement to/(from) Gen Reserve	<u>(12,780)</u>						

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Committee:	P&H	Agenda Item:	PH2077
Meeting date:	24 th September	Authors:	Meetings & Projects Officer
Subject:	Grass cutting TFG Report		
Purpose:	To update Committee on findings and agree the way forward with urban verge cutting.		

Recommendation(s):

To **agree** an Officer contacting ESCC to request a revised grass cutting schedule for 2025.
To **agree** to continuing with 4 extra urban verge grass cuts with ESCC for 2025 (six in total).

1. Background

In July it was agreed that the TFG research future urban verge cutting options before Officers contact ESCC about the revised schedule (Report PH2008) because of the gradual increase of costs over the next 5 years. The table below is a reminder of these projected costs provided by ESCC on 21.06.24, where the top line of the table states how much it costs ESCC to undertake the works, the middle line is what ESCC will be charging local authorities per SQM and the bottom line is what ESCC will be charging Peacehaven per cut for the next 4 years. Please note this shows the worst-case scenario where inflation runs at 5%. The cost this financial year (2024-5) is therefore £11,500, and the cost in 2025-6 will rise to over £15,200.

Table of the future costs from ESCC as of 21.06.24

	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	£	£	£	£	£	£
Cost to ESCC (forecast assuming 5% inflation)	0.057	0.060	0.063	0.066	0.069	0.073
Charge-out rate (30% increase per annum initially to catch up with actual cost)	0.024	0.031	0.041	0.053	0.069	0.073
Peacehaven (£)	2,225.49	2,874.59	3,801.88	4,914.62	6,398.28	6,769.19

The following details are the TFG's grass cutting findings for alternative options:-

Self-Delivery

Surrounding Town Councils (Telscombe, Newhaven and Seaford) each use the same outside contractor for their urban verge grass cutting. One learning mentioned was to ensure that contracts are agreed in time for the first cut to take place. To provide PTC with an indication of contracted grass cutting costs, the Meetings & Projects Officer

contacted the same contractor to quote. Based upon 6 cuts a year (no specification was supplied), the quote for 1 year cut and fly [i.e. leave the grass lying] is £25,740.00+VAT; each additional cut would be £4,290.00+VAT (please see Appendix A). The quote is exclusive of time that Officers would spend answering resident's grass cutting queries/concerns/issues. ESCC has confirmed self-delivery must include a minimum of two cuts over the course of the year, that they will not carry out any urban grass cutting in the area, and they would pay PTC the sum of £5,768 to do this.

Managing Grass Cutting In-House

The Parks Officer has supplied a very rough indication of the figures in Appendix B (which do not take into account Officer time spent on answering resident's grass cutting queries/concerns/issues, and being based on 30 weeks only there would be an issue with training if the same employees were not available the following year).

Long-term options

East Sussex Local Authorities at Town and District Level, along with groups of residents, are engaging in research on the subject of grass-cutting and grass disposal. One option is to cut and collect the grass (which then has to be disposed of). At least one council has adopted this procedure and now needs to cut its grass much less often (collecting the grass starves it of nutrients and it grows more slowly). But this would require up front capital costs, £20-50,000 for a machine that collects grass; there are also staffing implications. Other topics under investigation include a factory to convert grass cuttings into gas that can be fed directly into the gas grid (already in operation in Reading) among other potential processes that use cut grass.

General discussion during the TFG

The Parks Officer advised against reducing the number of cuts per year, with the following revised schedule adhered to:-

Schedule	Cut 1	Cut 2	Cut 3	Cut 4	Cut 5	Cut 6
Current	7 th March	18 th April	25 th June	6 th August	18 th September	29 th October
Suggested Revision	Beginning of April	Beginning of May	Beginning of June	Mid July	End August	Mid October

It was concluded that the findings be clearly documented and shared with residents in March 2025, prior to the first cut, in both digital and print format to help show residents how the way forward with grass cutting was determined to help mitigate any complaints. For instance, the findings could form part of the Annual Town Meeting Report, and also communicated through the Public Relations Officer.

Parks Officer info from the Seaford Town Council meeting with their grass cutting contractor on 4th September.

I attended a Teams meeting between Seaford Town Council and their urban verge grass cutting contractors, they were discussing the verge cutting in Seaford, from this I have put bullet points below.

- Seaford carried out a survey of residents and from results of this they undertook to take on the verge cutting Contract responsibility to provide 4 cuts in total per year, they receive the amount ESCC provide for two cuts and top up this to make four cuts. Note the contract is costing Seaford TC more for each cut than they receive from ESCC, therefore this is added to the precept for the town's residents.
- Seaford have signed an initial 2-year contract with the contractor with the idea of then going out for a 5-year contract after this.

Disadvantages Seaford have found.

- They have had many issues with ESCC, initially they calculated the area of the grass cutting contract wrong twice so the companies quoting had to re submit their quotes, this delayed the start of the contract by 1 month or so leading to many complaints from residents.

- ESCC have also now indicated they will be increasing the rural areas to be cut; they expect Seaford to take these on and will pay the extra cost of this, but only at their flat rate and not what the actual cost their contractor is charging.
- ESCC have not been very helpful when Seaford have contacted them and do not like to attend meetings either in person or via video link.

Positives

- After the initial complaints when the verges were not cut, the complaints to the council about grass verges have reduced but this is probably mostly due to them increasing the cuts from 2 to 4 cuts per year.
- The contractors have been very flexible regarding when they carry out a i.e. if the grass has not grown, they will delay the cut for a few weeks.

This is the first year of having 4 cuts in Seaford, so it is hard to see if 4 cuts are enough at this stage to keep the verges looking smart enough to reduce the complaints received.

Note, it was indicated that the majority of replies to the survey Seaford carried out were from older residents of the town.

2. Options for Council

- To agree an Officer contacting ESCC to request a revised grass cutting schedule for 2025.
- To discuss and agree an alternative way forward.

3. Reason for recommendation

The findings show that the best current value for money is for ESCC to continue to cut and fly six times a year.

4. Expected benefits

- a. **The community**
Value for money.
- b. **The environment**
Improved grass cutting areas
- c. **Other**

5. Implications

5.1 Legal	
5.2 Risks	
5.3 Financial	Best value
5.4 Time scales	
5.5 Stakeholders & Social Value	
5.6 Contracts	
5.7 Climate & Sustainability	
5.8 Crime & Disorder	
5.9 Health & Safety	
5.10 Biodiversity	
5.11 Privacy Impact	
5.12 Equality & Diversity	

6. Appendices

Appendix A - Urban Grass Cutting Quote

Appendix B - Verge cutting options 2024

Very approximate costs for verge cutting in house options

- 7 months cutting season. (April to October)
- 2 operatives at min wage for 30 weeks = £13,000 pro rata pay each
- 2 operatives on a constant mowing/ strimming schedule approximately 3 weeks to do all verges, (so 10 cuts per annum)
- Use of machines by unexperienced staff could mean more breakdowns/ accidents.
- Training required to work alongside roads etc.
- Mower to buy **new** from approximately £26,000 (if keeping for 5 years would cost £5200 per year, plus fuel and servicing costs), a **used** one from approximately £15,000 (**if** it lasted 5 years would cost £3000 per year, plus fuel and servicing costs)
- Mower to **hire** would be approximately £10,500 for 30 weeks plus fuel, (this would include servicing costs but not damage repair costs)
- Holiday and sickness cover

Rough costs with two operatives (not including pension contributions etc)

- I. Purchasing own new mower option £31,200 minimum, plus fuel and servicing
- II. Second hand mower option £29,000 minimum, plus fuel and servicing
- III. Hire mower option £36,500 plus fuel

PTC would be liable for any extra costs like property/ car damage/ personal injury claims, currently this is the liability of the contractor.



Zoe Polydorou
Meetings And Projects Officer
Meridian Center
Meridian Way
Peacehaven
East Sussex
BN10 8BB

27th August 2024

Quote Ref 1876

Dear Zoe,

Peacehaven Urban Grass Cutting Contract 2025

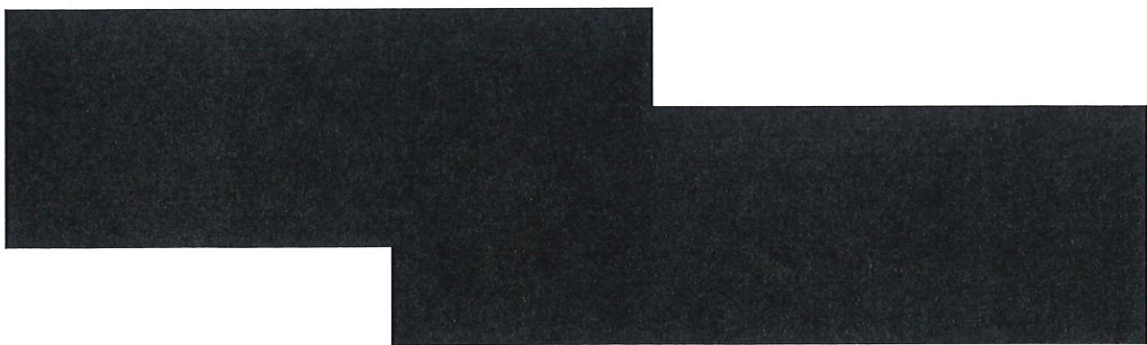
Our staff hold CSCS Health & Safety Qualifications, NRSWA, LANTRA or equivalent.
The company has 10 million Public and Employers Liability insurance & a Waste Carriers License.

The grass is to be cut 6 times a year The method will be cut and let fly. Street furniture will be strimmed around, wall lines strimmed and footpaths cleared with the grass being blown back onto the verge.

Activity	Per Cut	Per Season
Cuts 1-6 Urban Verges	£4,290.00+VAT	£25,740.00+VAT
Additional Cuts Urban Verges	£4,290.00+VAT	

We hope you find this quote favorable and look forward to hearing from you

Yours Sincerely,



George Dyson
Town Clerk

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Committee:	P&H	Agenda Item:	PH2078
Meeting date:	24 th September 2024	Authors:	RFO
Subject:	106 Contributions Held By ESCC		
Purpose:	To update Committee on the 106 Contributions Held By ESCC		

Recommendation(s):

To note.

1. Background

The RFO recently queried with ESCC the details of the 106 contributions, which are to be used for transport infrastructure.

ESCC's response is outlined below:-

East Sussex County Council still hold these contributions. The intention is still to use the contributions towards constructing measures identified in the A259 Major Road Network South Coast Corridor Study Strategic Outline Business Case. However, this is subject to comments from the Department for Transport on the business case and the proposed schemes, including those in Peacehaven. We are also awaiting clarity from the Department for Transport on whether Major Road Network schemes will need to continue to provide a local contribution, especially where development contributions had been identified to form part of that local contribution.

This money has been allocated for elements included in the A259 MRN South Coast Corridor Study which includes Peacehaven.

The summary of applications with allocation information from the agreements as written in the S106 database is as follows:-

Planning Ref	Site	Spending limitation	Allocated to	Amount Allocated
LW/09/0680	200-204 South Coast Road & 17 Dorothy Ave Peacehaven	Accessibility improvements and/or implementing the A259 bus corridor and/or the Newhaven bus/rail interchange	Construction of measures which are identified in the new A259 study between Brighton and Newhaven	£15,493.51
LW/2009/1093	16-16a South Coast Road	Accessibility improvement in the area of the Site to assist with meeting the additional highway and transport demand generated by the Development	Construction of measures which are identified in the new A259 study between Brighton and Newhaven	£18,984.59

LW/2013/0644	Land north side of Arundel Road	Improvements for cycling and walking routes and to bus stops between Peacehaven and Newhaven.	Construction of measures which are identified in the new A259 study between Brighton and Newhaven	£153,772.78
LW/2013/0686	Land north of Keymer Ave	Towards County Council schemes for mitigation measures in the local area to enhance existing junctions, local cycle/pedestrian and bus facilities and/or highway improvements.	Construction of measures which are identified in the new A259 study between Brighton and Newhaven	£170,925.02



Committee:	Planning and Highways	Agenda Item:	PH2079
Meeting date:	September 24 2024	Authors:	Chair and Vice Chair
Subject:	LDC Local Plan 2040		
Purpose:	To support LDC		

Recommendation(s):

To ask the Secretary of State for Housing , Communities and Local Government to let LDC move forward with the next steps of the LDC Local Plan as scheduled

1. Background

Late in 2023, LDC launched the Regulation 18 Consultation for its Local Plan 2040: *‘Towards a Local Plan spatial strategy and policies directions’*. This document was discussed at length both in Full Council, Planning and Highways Committee and in TFG meetings. Full Council explicitly supported most of the proposals in the Plan, whilst suggesting amendments and additions. Many thousand residents across the District have responded. LDC is now unable to fully exercise its proper role in assessing Planning Applications, and the absence of an in-date Local Plan with appropriate housing site allocations has opened up the way for applications in Peacehaven that might not be suitable for the site or help satisfy housing need: *‘as the Council do not have a five year land supply and therefore the [existing but outdated] Local Plan policies for the delivery of housing are out of date...’* in the words of one Application. The absence of an up-to-date plan means that the presumption in favour of sustainable housing development is much stronger than it will be once a new Local Plan is agreed.

LDC has recently urged the central Government to let LDC move forward with the next steps of its Local Plan. It has also urged the District’s Town and Parish Councils to *‘send their own letters’* to the Minister. With reference to the proposed new national planning reforms, the Leader of LDC states: *‘These reforms mean we would have to redo much of our completed work...’*. (See Appendix for full statement, as quoted in a newspaper report)

2. Options for Council

1. to Agree to the Recommendation
2. To do nothing

3. Reason for recommendation

PTC broadly supported the draft proposals in the LDC Local Plan Consultation. Peacehaven will face many more planning applications for potentially unsuitable housing the longer the delay in adoption of the LDC Local Plan 2040. Any hold-up in the Local Plan process will cost residents yet more and prolong the uncertainty in the whole local planning system.

4. Expected benefits

- a. **The community** Faster return to an orderly planning system, fewer questionable planning applications
- b. **The environment** More protection from inappropriate housing development
- c. **Other** Financial, Relationship with LDC

5. Implications

5.1 Legal	
5.2 Risks	
5.3 Financial	Save residents` money by not wasting pre-Section 18 work
5.4 Time scales	Urgent
5.5 Stakeholders & Social Value	Residents, local authorities and their staff, developers
5.6 Contracts	
5.7 Climate & Sustainability	Return to some protection
5.8 Crime & Disorder	Return to orderly planning system
5.9 Health & Safety	More emphasis on sustainability and local factors
5.10 Biodiversity	More protection
5.11 Privacy Impact	
5.12 Equality & Diversity	

6. Appendices

Council urges government to let them move forward

Lawrence Smith
lawrence.smith@peacehavennews.com

Two cabinet councillors from Lewes District Council are urging the government to allow LDC to go ahead with the Local Plan.

They said national planning reforms would delay the plan's progress and have 'very negative repercussions'.

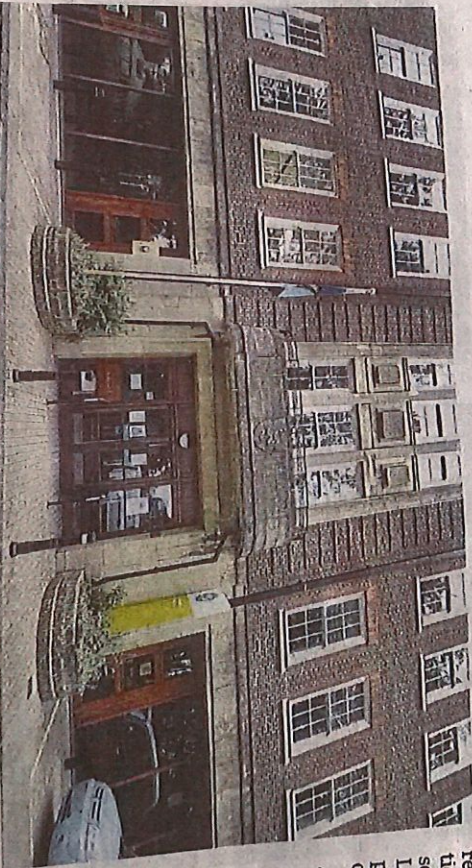
Council leader Zoe Nicholson and cabinet member for Planning and Infrastructure, Laurence O'Connor, wrote to the Secretary of State for Housing, Communities & Local Government, Angela Rayner MP.

They also urge the districts' town and parish councils to send their own letters, calling for the government to let

LDC move forward with the next steps of the Local Plan as scheduled.

Councillor Nicholson said: "These reforms mean we would have to redo much of our completed work and find even more sites for housing, in complete contradiction to what local people have told us they want during our successful Local Plan consultations, which have engaged tens of thousands in our community. We have heard loud and clear that people have had enough of the massive housing growth in our district over the past 10 years, and at a time when the UK is recognised as the most nature-depleted country in Europe, it is crucial that we protect our green spaces from unwanted development."

"The geography and demographic of our district means



Lewes District Council offices in Southover Road

finding extra housing sites is extremely challenging, but we have worked incredibly hard

on our Local Plan to ensure the right homes are built in the right places and all that work

must not now be undone." Lewes District Council said it has been designated in

respect of planning applications for major developments so councillors say delays to the Local Plan would increase the prospect of unplanned developments.

Councillor O'Connor said: "While we welcome new draft guidance on brownfield first developments and government support for homes for those most in need, these wider reforms have very negative repercussions and couldn't have come at a worse point, causing delays and leaving us more open to speculative development from greedy developers. We are preparing to share the outcome of our latest Local Plan consultation document and changing the goalposts is unfair to all those in the community who have engaged with it already."

	Date Received	Method of contact	Area	Category	Details of Complaint	Actions taken	Current Status	Days taken to close
252	31/08/2024	Email	Non PTC land	Health & Safety	malines ave is increasingly being used by large vehicles as a rat run to the coast road. They and other vehicles avoiding them, mount the verge churning it up and causing large ruts and breaking the kerb stones. Common offenders are parker building supplies and travis perkins. The resultant sharp edges of the kerb, eventually hidden by the grass in the verge have written off tyres for mine and one of our visitors cars. On thursday 29th August at 10.20 a six car transporter became stuck when it could not pass two ambulances. Could PTC complain to co-part whose car transporter it was and could you investigate whether any legal action could be taken against offenders.	PTC have contacted escc and sending the Highways Steward to attend to inspect the kerbs.The report has also been forwarded to the highways road traffic safety team regarding the large good vehicles using malines ave and they have been asked to repond to PTC directly. 16/9 Highway Steward has attend site and raised multiple defects for this location. We aim to carry out all the repairs withing 28 days.	Referred to ESCC	1
534	09/09/2024	In Person	Non PTC land	Street lights	meridian way tree and street light is falling down	reported to escc		
537	16/09/2024	Raised by PTC	Misc/ Other	Vandalism	broken perspex on the notice board at the annex stores bus stop	replaced with an old sheet in stock.	Closed	1

Committee:	Planning & Highways
Start Date:	20/08/2024
End Date:	18/09/2024

CASE NUMBER	MEETING DATE	TASK	ACTION	PERSON RESPONSIBLE	UPDATE
1	03/09/2019	Public rights of way TFG - Concrete path from Lower Hodden Farm to Centenary Park	Cllr Griffiths requested help from other councillors filling in evidence forms (extend of usage prior to 2005)	Cllr Griffiths - ongoing	23/05/23 - Committee agreed members for the TFG - Cllr Griffiths, Cllr Gordon-Garrett, and a member of the public. 5/9/23 Cllr Seabrook - the concrete path, that this is now open again so the work of the public rights of way TFG will need to resume. 01/03/24 extended concrete path open
2	09/08/2022	Speed activated sign	For the Public Safety TFG to investigate, discuss, and liaise with Telscombe Town Council about the speed activated sign, and report back to the P&H Committee.	Committees & Assistant Projects Officer	Next meeting date set for 16th September - Still no attendance from the schools. Schools have been sent information on Ellie Thornton foundation where grants of £500 are available to improve the safety of children entering and exiting schools. Road Safety Officer Steve O'Connell will be shortly visiting schools to discuss as no attendance at the public safety meetings. * 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 downsday - drones will be used to combat anti social bikes and used across fields and areas
5	26/02/2024	EV Chargers			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. The LDC Officers want to evaluated the installation to make sure all satisfactory before proceeding with Phase 2

