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**DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 2<sup>nd</sup> July 2024 at 7:30pm.**

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

**Officers:** Zoe Polydorou (Meetings & Projects Officer), Vicky Onis (Committees and Projects Assistant)

5 members of the public were in attendance.

**1. PH2001 CHAIR ANNOUNCEMENTS**

The Chair opened the meeting at 19:30, welcomed everyone, ran through the fire exit procedure, asked for phones to be switched off and announced the meeting is being recorded. The following announcements were made:-

- Friday 5th July 10:30am – 11:30am – Community House - Meet the Mayor
- Saturday 13th July 11am – 3pm - Towards Carbon Zero Peacehaven
- 17th July 2 – 4pm - Bingo
- Friday 19th July - Quiz
- 28th July – Civic Service
- 6<sup>th</sup> July – Telscombe Summer Fair

**2. PH2002 PUBLIC QUESTIONS.**

There were 4 public questions.

The first question was from a long-term resident in relation to concern with landslip at Rushey Hill, and who underlined the contents of the Report (item PH2009). Concern was expressed that there was no strategy within the County Council for dealing with landslips, no expertise within the council about what has been built before, or how to manage the area in the future, and that it was unclear as to whether there was any current monitoring. The resident explained that a lot of work had been carried out on the road, including drainage, described the history of the road, and expressed concern that more weight on the road is being added with repairs, which is not ideal for landslips, and cracks were now on both lanes. The question was what are the ongoing investigations at Rushey Hill?

The Chair thanked the resident for the information and question.

Another resident raised 3 questions. The first related to concern over the state of the south coast road pavements, and that increased pavement usage (bikes, electric scooters and roller skaters), and the weight of more housing was adding to their demise. The question was, what can Peacehaven Town Council do to improve the state of the pavement?

The second question was how did a new café built next to the post office get the go ahead when it does not have level street access and therefore does not conform to EIA (Environmental Impact Assessment) regulations?

As part of the access group, Cllr Seabrook expressed that it wasn't obvious in the plans that there was a step down and that it was the responsibility of LDC since they approve planning applications.

The third question queried what Peacehaven Town Council thought about only have 1 surgery in the town?

The Chair agreed that infrastructure is very poor, commented that with the release of the Lewes draft plan this year hoped that it would not encourage a lot of building, and confirmed that Officers would follow up the questions.

The Chair thanked public for the questions.

A resident raised concern over the decreasing width of the footpath in relation to the grass cutting.

### 3. PH2003 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

There were 0 apologies for absence.

### 4. PH2004 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

There were 0 declarations of interest.

### 5. PH2005 TO ADOPT THE MINUTES FROM THE 4<sup>th</sup> JUNE 2024

Cllr Gallagher raised that the minutes from the P&H Committee meeting on the 4th June 2024 had been recorded with the month missing after the '31<sup>st</sup>'.

It was noted that this was missing and would be updated (this has been subsequently added as January).

It was proposed to adopt the minutes from 4<sup>th</sup> June 2024.

Proposed by: Cllr Gallagher                      Seconded by: Cllr Sharkey

The Committee **resolved** to **adopt** the minutes of the 4<sup>th</sup> June 2024.

### 6. PH2008 GRASS CUTTING REPORT

The Meetings & Projects Officer ran through the report.

Cllr Gallagher explained that the section near to the Outlook has not been cut, and expressed that the emergency special cut mentioned before was priority.

Cllr Campbell emphasised the future grass cutting costs and explained that the plan was for the TFG to research other options, where a comprehensive report could be brought to Committee by September at the latest before Officers contact ESCC about the revised schedule.

A member of public left the meeting.

It was proposed to not go ahead with the recommendation for Officers to contact ESCC for the time being, but for the TFG to research future grass cutting options and bring a report back to Committee.

Proposed by: Cllr Campbell    Seconded by: Cllr Sharkey

All in **favour**.

To research future grass cutting options.

Proposed by: Cllr Campbell    Seconded by: Cllr Studd

All in **favour**.

Cllr Campbell commented that if anyone is interested helping in the research to contact an Officer, Cllr Campbell or Cllr Studd.

### 7. PH2009 TO NOTE THE REPORT ABOUT THE A259 BETWEEN TUDOR ROSE AND CRESTA DRAINAGE

Members suggested the information, photos and public questions be forwarded to ESCC Highways, County Councillors and relevant LDC Councillors and Officers, for instance Cllr Collier and Cllr Robinson.

Cllr Davies expressed LDC was carrying out a lot of work going on this, that along with himself, LDC Officers, and the county councillors were fully aware of the situation, and were taking it forward, and that an update from ESCC should be sought. He explained the reason LDC is involved is because of the grass cutting.

Cllr Davies to be liaised with on this subject.

The report was **noted**.

#### **8. PH2006 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**

Cllr Campbell queried whether the grass cutting was paid out of last year's budget rather than this years', whereby it was confirmed that this would be checked with the RFO.

The budgetary report was **noted**.

#### **9. PH2007 TO NOTE REPORT - UPDATE OF NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP FOR THE NDP**

Cllr Gallagher updated Committee on the status of the plan, ran through the report, explained that it was an aid to the background and details of the NDP, that two town councils Peacehaven and Telscombe were the qualifying body; that the role of the steering group was to ensure regular meetings, and that the steering group did not write the plan, and was written by key figures and qualified professionals.

Cllr Seabrook expressed that it would have been useful if infrastructure had been included in the plan, and that it optional as per the Government's Neighbourhood Development plan website. Cllr Gallagher expressed she had been informed infrastructure could not be included, and would ask the Town Clerk to look into it.

Cllr Campbell appreciated for the work that had gone into the plan but was puzzled why the steering group was not the qualifying body when it was stated in a document that it was, and requested to see records of where the two councils had reached the decision to appoint consultants. And with regards to item 4 –the hub building was put forward for assessment - queried whether this came before committee or council for a decision. It was requested that the evidence for these queries to be found by Officers.

Cllr Campbell raised concern with adhering to an increase in housing numbers in reference to the NDP and the design guide, for instance at the valley road area, and also the Meridian Centre, if, for instance, a new application was ever to be put forward.

Cllr Campbell then expressed concern about Section 5 - a centre for Peacehaven Policy PT 37 & 38, which states the design code is part of NDP – as the Meridian centre has no provision for a civic centre.

Cllr Gallagher responded that the latest version of NDP has 37 policies, and that the items mentioned by Cllr Campbell had been removed; that the design code was not a planning document, but aspirational; that in 2017 there was already a plan in mind for The Hub; that the NDP designated where the land use should be and was the opportunity for the hub to be assessed, and provided a short cut to any planning applications.

20:32 – 1 member of the public left.

The report was **noted**.

#### **10. PH2010 UPDATE ON ISSUES RAISED TO LDC**

20:33 – 1 member of the public left the meeting.

The Chair explained that most of answers would be with PTC in September.

The updates were **noted**.

#### **11. PH2011 VERBAL UPDATE ON PUBLIC REALM**

Cllr Seabrook explained the issues with a new pole installed outside the newsagents at Roderick Avenue, including that was further restricting the width of the path.

20:36 – 1 member of the public left the meeting.

Members discussed the unsuitable position of the pole, and the Meetings & Projects Officer read out an email from B&H buses explaining their reasoning: "They are being installed to hold the timetable frames and flags - as when those old RTI's are replaced they won't have an extension box or anything on them - so every stop will have a pole unless a lamp post is in the suitable position. We also use these poles - with flags, to guide the driver where to stop".

It was proposed that Officers request clarification into the email from Brighton and Hove Buses, and for the pole to be moved.

Proposed by: Cllr Campbell    Seconded by: Cllr Seabrook

**All in favour**

Cllr Seabrook suggested that the pole be moved near to the nearby wall, and Cllr Campbell requested clarification as to whether the RTIs were to be abolished.

#### **12. PH2012 QUOTE FOR REPLACEMENT OF BOLLARDS SOUTH COAST ROAD**

The Meetings & Projects Officer summarised the report.

Cllr Seabrook commented that the pavement was not designed for vehicles and would deteriorate.

It was proposed to not replace the bollards.

Proposed by: Cllr Gallagher.    Seconded by: Cllr Sharkey.

All in **favour**.

#### **13. PH2013 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**

##### **a. Public Safety Group**

Cllr Seabrook explained there was no report, and that there will be a meeting in a couple of weeks.

##### **b. Rights of way**

The Chair confirmed there was no update.

##### **c. Grass – cutting contract**

Cllr Campbell expressed this had already been reported on.

#### **12. TO COMMENT on the following planning application:-**

**PH2014** LW/24/0404 7 Tollgate Peacehaven

It was commented on that the plan was not to the rear of the building, but to the side, and that the neighbour was in favour.

It was proposed to support the application

Proposed by: Cllr Seabrook    Seconded by: Cllr Sharkey.

All in **favour**.

#### **13 TO NOTE the following Planning decisions:-**

**PH2015** LW/24/0403/CD

The Planning decision was **noted**.

#### **17. PH2016 TO NOTE PLANNING & HIGHWAYS COMPLAINTS**

The Committee **noted** this.

**18. PH2017 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.**

Cllr Seabrook said that the Pelham Rise Bus stop was now complete.

The Chair confirmed there was no further work for this committee for the Kaner Olette report.

Cllr Gallagher explained there was no further progress with the pond at Lake Drive pond, and would find out along with Cllr OConnor the best way to progress it. Then mentioned issues with grass not being cut in local LDC green spaces, that progress was being made with the toilets, and that LDC was responsible for Lake Pond Drive, Ashington gardens, the memorial park, and The Bricky, which needed priority in terms of safety.

**19. PH2018 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 30TH JULY 2024**

The next meeting was **confirmed** as Tuesday 30<sup>th</sup> July 2024.

*There being no further business the meeting ended at 20:54.*