**DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 4th June 2024 at 7:30pm.**

**Present:** Cllr Gordon-Garrett (Chair), Cllr Campbell, Cllr Harman, Cllr Gallagher, Cllr Sharkey, Cllr Davies, Cllr Seabrook, Cllr Donovan.

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

9 members of the public were in attendance.

**1. PH1970 CHAIR ANNOUNCEMENTS**

The Chair opened the meeting at 19:30, welcomed everyone, ran through the fire exit procedure, and asked for mobile phones to be switched off.

1. **PH1971 PUBLIC QUESTIONS.**

There were 2 public questions.

Resident 1 raised questions and concerns over the grass cutting, covering how it compared to previous years in terms of financially, the frequency and the areas cut; that the cuts are starting later and more are being left uncut; how it was possible that an area redesignated from rural to urban missed the deadline; why is the north side of the A259 never cut, and the problems with that since it borders the cycle lane; why the drains at the junctions of the unadopted roads on A259 aren’t emptied but the ones in between are; and whether there are plans to clear the French drain, which is overgrown with vegetation, and to have the cattle grids emptied.

The Chair responded that these would be investigated, and a response would be provided to the resident.

Resident 2 raised concern over Plot 44 Links Avenue (PH1993 SDNP/24/01263/FUL)**,** explained the background of the area, the concern of the land clearance, and the issue of the routeway being used to access the plot, and suggested the planning application should be put on hold due to the court case.

19:34 Cllr Davies left the meeting.

19:36 Cllr Davies rejoined the meeting.

There was a further comment from another resident over plot 44 Links Avenue, who explained the owner of Plot 44 had to break through verge, not his land, to get there.

The Chair read out communication from a fourth resident also concerned over the planning application for 44 Links Avenue, which questioned whether South-East Water had been contacted in relation to the impact on ground water seepage and contamination into the local reservoir, and raised concern over the impact on the wildlife and natural beauty of the area.

1. **PH1972 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

There was 1 apology of absence from Cllr Studd, and Cllr Harman substituted.

1. **PH1973 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There were 0 declarations of interest.

1. **PH1974 TO ELECT A VICE CHAIR OF THIS COMMITTEE**

It was proposed that Cllr Campbell be Vice Chair of Committee.

Proposed by: Cllr Seabrook Seconded by: Cllr Harman

It was proposed that Cllr Davies be Vice Chair of Committee.

Proposed by: Cllr Gallagher Seconded by: Cllr Donovan

Each received 4 votes, until the casting vote was made.

Cllr Campbell was **elected** Vice Chair of the P&H Committee.

1. **PH1975 TO ADOPT THE MINUTES FROM THE 7TH MAY 2024**

Cllr Gallagher raised a point of order, and explained that two parts of the minutes that were understood to be a true reflective of the meeting, were factually incorrect, and that these were:-

The Kaner Olette report had been commissioned by the steering group but had not been approved or discussed by PTC, and that the Kaner Olette report was not adopted by the Council.

Cllr Seabrook agreed that the Kaner Olette was discussed, but that the report could not have been adopted as it was not a practical plan at that stage, and it could only have been received as a report and taken forward to committee.

It was proposed that the minutes were an accurate reflection of the meeting and to adopt the minutes.

Proposed by: Cllr Sharkey. Seconded by: Cllr Campbell

It was resolved to **adopt** the minutes.

**PH1993 SDNP/24/01263/FUL** Plot 44, Links Avenue, Peacehaven

It was raised that there was concern over having hard standing in the area, the height and type of the fence, the location of the plot within the SDNP area and its impact on the biodiversity of the area, and that clarification on what is being stored on the plot would be needed before any planning decision is made.

There was concern from Committee over the lack of information available surrounding class B8, and grounds to object in relation to the Neighbourhood Plan PT4 – Development affecting the SDNP to include anything that disturbs the tranquility and the dark skies of the SDNP.

It was proposed to oppose the application on the grounds of being in breach of:-

Two of the core SNDP Plan policies para 4.27- sustainable transport, and biodiversity

SDNP policies SD4.1 a,b&c, and SDNP 4.4 & 4.5 – Content and type of landscape in which it is located.

SDNP local plan policy SDNP5 – the design has to adopt a landscape-led approach.

Strategic Policy 9.1 and 9.1 b and c, 11.2, 11.4, 11.5, 11.7 - Conservation of biodiversity and enhancement of biodiversity and hedgerows/woodlands.

Along with the potential issue of sewage at the plot, especially in the context of the water company`s reservoir storage close by.

Proposed by: Cllr Campbell Seconded by: Cllr Seabrook

Committee resolved to **oppose** the application.

19:57 Six members of the public left

1. **PH1976 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT**

The budgetary report was **noted.**

**8. PH1977 TO RECEIVE A VERBAL UPDATE FROM CLLR GALLAGHER CHAIR OF THE STEERING GROUP OF THE NDP**

Cllr Gallagher confirmed the examiner had commenced her work, and that the responses to the supplementary schedule 16 have been supplied to the steering group and will be made public.

Cllr Gallagher explained that, with regards to the Kaner Olette report, in contrast to the first factual inaccuracy within the minutes of 7th May 2024 (that ‘...the Kaner Olette report had been commissioned by the steering group but had not been approved or discussed by PTC…’), the opportunity to have a grant became available for towns doing their Neighbourhood Plans, and the grants were for the regeneration of highstreets from the Levelling up funds from the government. The proposal to accept the grant funding and to commission a report was recorded at the P&H Committee meeting 5th April 2022, item PH1310. On 6th April the 2022 the Town Clerk accepted the grant from Ground Work (the independent company that administered the grant). On 26th April 2022 the item was taken to P&F as item 764 and it was resolved to accept the grant, and on 21st June 2022 it was ratified at Full Council.

20:02 – 2 members of the public left.

20:03 – 1 member of the public left.

Cllr Gallagher confirmed that the Kaner Olette report was not adopted by Council since it is a feasibility report and not a policy document; that it was presented at an open meeting on 31st 2023 and at a P&H Committee meeting of that date, item PH1543 recorded that the presentation was funded from a grant available from the Neighbourhood Plan. Furthermore, that at P&H Committee on 21st Feb 2023, PH1560, it was recorded that approaches to progressing the improvements detailed in the Kaner Olette re-port were suggested, including breaking the report into smaller projects and progressing them through the Committee.

Cllr Campbell apologised insofar as the misinformation was her fault

1. **PH1978 TO RECEIVE AN UPDATE ON AIR QUALITY MONITORING ZOOM MEETING.**

The Meetings & Projects Officer provided a general introduction to the report, including that the current devices along the A259 did not show any issues with the air quality, and gave a very rough ballpark figure of around £6,000 for installing the hedging and for its maintenance by a contractor over a 3-year period.

The Chair explained that small moveable devices are available to provide real-time data, and cost around £6,000.

The Meetings & Projects Officer agreed to provide councillors with information of where to find the data from the current devices in Peacehaven.

It was discussed that hedging should only be planted if it is found that there is an issue with air quality, and Cllr Seabrook mentioned the possibility of a handheld device at around £150, but that it would require manual usage.

The report was **noted.**

1. **PH1979 TO PROPOSE SPECIFIC REQUIREMENTS FOR THE WILDFLOWER MEADOWS OF THE INLETS REPORT (IN REFERENCE TO PH1947 ON 7TH MAY 2024)**

The Meetings & Projects Officer explained the reasoning behind the report, including whether an impact assessment and public consultation are carried out, to cover who would be responsible for ongoing maintenance, since the grounds team are not qualified to work near to highways.

It was suggested that the Meetings & Projects Officer investigate the cutting regime and differences for the wild meadow verges and wildflower meadows at Telscombe Town Council.

20:22 – The Committees and Assistant Projects Officer left the meeting

20:23 The Committees and Assistant Projects Officer rejoined the meeting.

Cllr Campbell suggested that the following areas be considered for the inlets report:-

1 – Which of the inlets are to be considered

2 – A full survey of all nearby residents

3 – A full costing (capital investment and maintenance)

**11.** **PH1980 TO NOTE THE MERIDIAN MONUMENT AND AREA UPDATE**

The report was **noted.**

**12. PH1981 TO AGREE TO THE RELOCATION OF THE A1 BOARD (WEST END)**

It was proposed to agree to the relocation of the A1 board (West end).

Proposed by: Cllr Campbell Seconded by: Cllr Seabrook.

All in favour.

1. **PH1982 TO DECIDE ON INSTALLATION OF BOLLARDS ON THE SOUTH COAST ROAD (CO OP)**

There was general discussion around the report, including the possibility of contacting Co-op head office about the concerns and whether they would finance the project.

The Committees and Assistant Projects Officer was thanked for their report.

It was proposed to revisit this near to the next budget setting.

Proposer: Cllr Donovan Seconder: Cllr Gallagher

All in favour.

1. **PH1983 TO INTRODUCE A NEW PLANNING & HIGHWAYS FORM AND AGREE TO IT BEING USED.**

It was agreed to start using the new form.

Proposed by: Cllr Gallagher Seconded by: Cllr Davies.

All in favour.

1. **PH1984 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**

**a. Public Safety Group**

Cllr Seabrook said there was no update but that the TFG were planning to meet soon.

**b. Rights of way**

Cllr Gordon-Garrett confirmed there was nothing to report.

**c. Grass – cutting contract**

The Committees and Assistant Projects Officer confirmed the next cut as week commencing 25th June 2024.

Cllr Campbell explained the TFG had not moved forward due to seeing how the new contract worked out, and now it would progress.

Cllr Davies explained the grass is not cut properly, and is left on roads and pavements, and grass cutting needs to be looked into as it is also not value for money, and added that strimming no longer takes place, and it is a major issue that needs to be investigated.

A general discussion took place around the current cost of the grass cutting; that an improved service and more cuts would need to be budgeted at the next budget setting; that residents need to be consulted and that there is a safety issue at Pelham Rise, especially for those in wheelchairs and children, because of the long grass.

It was confirmed that a report from the TFG would be brought to the next meeting to cover these issues.

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

**PH1985 LW/24/0329** 138 South Coast Road Peacehaven

It was proposed to oppose to the application based on LDC Core Policy 6 – that retail space should remain as retail space.

Proposer: Cllr Gallagher Seconder: Cllr Sharkey

Committee resolved to **oppose** the application.

1 abstention.

**PH1986 LW/24/0287** 226 - 230 South Coast Road Peacehaven

It was proposed to support the application.

Proposed by: Cllr Seabrook. Seconded by: Cllr Gallagher.

Committee resolved to **support** the application.

**PH1987 LW/24/0328/CD** Lower Hoddern Farm Hoddern Farm Lane Peacehaven

The Committee **noted** this application.

**PH1988 LW/24/0357** 81 - 83 South Coast Road Peacehaven

It was discussed that there was too much development within such a small area.

It was proposed to oppose the application on the grounds that a new, rather than revised, application is made due to there being too much change from the 2018 original including a big cut in retail space and change from three to four floors along with the front parking being dangerous and the parking at the back being inadequate, the increase of dwellings from 9 to 15 and there being no affordable housing.

The material consideration is density and over development on the plot.

Proposed by: Cllr Campbell. Seconded by: Cllr Gallagher.

Committee resolved to **oppose** the application.

**PH1989 LW/24/0352** 9 Searle Avenue Peacehaven

It was proposed to support this application, subject to the condition that the grass verge is kept between the two entrances, in line with the Neighbourhood plan and the policy in the design guide – where car parking space should only be for 1 vehicle.

Proposed by: Cllr Campbell Seconded by: Cllr Gallagher

Committee resolved to **support** the application.

**PH1990 LW/24/0331** 30 Sunview Avenue Peacehaven

It was proposed to support the application, on the condition that the grass verge between the two entrances is retained as per the emerging Neighbourhood Plan design guide.

Proposed by Cllr Campbell Seconded by: Cllr Sharkey

Committee resolved to **support** the application.

**PH1991 LW/24/0346** 25 Phyllis Avenue Peacehaven

Committee raised concern that the plan would be an over development of the site, that is out of keeping with the area, that it would remove the trees on the plot, the importance of needing to protect the verges, the effect on the street scene, and that it is against the emerging plan PT 1, PT 3 (landscaping), against the loss of bio-diversity PT 17, and against urban greening PT 19, and LDC plan DM 25.

It was proposed to oppose the application on the grounds that the application form’s report on existing trees and hedges does not accurately describe the vegetation on the site. But that, if the application is passed, the following conditions to be imposed:-

1. The grass verge on pavement is maintained between the 2 dropped kerbs.

2. That there is a net gain in biodiversity

3. That work is started after the bird nesting season

Proposed by: Cllr Gallagher Seconded by: Cllr Campbell

Committee resolved to **oppose** the application.

**PH1992 LW/24/0369** 21 Malines Avenue Peacehaven

It was proposed to support the application on the condition that it should not go beyond the original building line.

Proposed by: Cllr Gallagher Proposed by: Cllr Sharkey.

Committee resolved to **support** the application.

**13 TO NOTE the following Planning decisions**

**PH1994 LW/24/0209** 27 Coney Furlong Peacehaven

The Planning decision was **noted**.

**PH1995 LW/24/0208** 244 South Coast Road Peacehaven

The Planning decision was **noted**.

**PH1996 LW/24/0128** 51 South Coast Road Peacehaven

The Planning decision was **noted**.

**PH1997 LW/23/0395** 1 Bramber Avenue Peacehaven

The Planning decision was **noted**.

**17. PH1998 TO NOTE PLANNING & HIGHWAYS COMPLAINTS**

The Committee **noted** this.

1. **PH1999 TO REVIEW & UPDATE THE P&H ACTION PLAN AND AGREE ANY ACTIONS REQUIRED.**

There were no updates made to the action plan.

**19. PH2000 TO AGREE DATE FOR THE NEXT MEETING TUESDAY 2ND JULY 2024**

The next meeting was **confirmed** as 2nd July 2024.

*There being no further business the meeting ended at 21:20.*