

George Dyson  
Town Clerk

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



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

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**DRAFT Minutes of the meeting of the Planning & Highways Committee meeting held in the Anzac Room, Community House on 24<sup>th</sup> September 2024 at 7:30pm.**

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

**Officers:** Zoe Polydorou (Meetings & Projects Officer), Vicky Onis (Civic, Governance and Support Officer)

5 members of the public were in attendance.

**1. PH2069 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 that the meeting was being recorded.

The following announcements were made:-

- 25<sup>th</sup> September 6:30pm – 9pm – Online Training Event - Planning Reforms and the Future Shape of the Planning System
- 25<sup>th</sup> September - Mayor's Bingo Event 2-4pm

**2. PH2070 PUBLIC QUESTIONS.**

There were 2 public questioners.

The first resident expressed the minutes from April's meeting with Lewes District Council Officers had still not been received despite several requests. The Chair explained they were hoping to get back by September and that this would be followed up.

Their second query was in relation to the turning circle at Downs Walk, where concern was raised that it didn't reflect the plans. The Chair advised that this was an agenda item at this meeting.

Their third comment was about number 45 the Outlook (item PH2094) where they expressed that, although the application had been strongly objected, were disappointed that it had been approved. The Chair commented that the decision notice should be available, whereby the Vice Chair confirmed the information was on the portal. The Chair thanked the resident for their contribution.

The second questioner was Cllr Wood, who as a member of the public, explained the size requirements for the turning circle at Downs Walk. The second point raised was concern with the lack of a path on the grass verge between Outlook Avenue and Chene Road, along with no crossing on the A259, especially to reach a bus stop, and there being no drop kerbs; using section 106 money was suggested.

The third point raised was in regards to the current shared footpath, where the overgrowth was narrowing the path and was a health and safety concern.

Cllr Wood then expressed concern with the planning application at 50 Cornwall Avenue (Item PH2087), and questioned how an unadopted road could be made into 3 parking spaces, and how much of the road would be taken up; explained a cess pit there had caused 1 allotment plot to be shut down, and that the garages were work-shops. Cllr Wood requested Peacehaven Town Council put forward the concerns to ESCC.

Cllr Campbell commented that islands and pedestrian crossings formed part of the Committee's business plan.

Cllr Seabrook explained that section 106 was for very specific purposes, and that CIL money could be used for any infrastructure. He agreed that the shared cycle path was very dangerous, had received correspondence from ESCC Councillors and had written to MPs, but that Highways considered it to be safe.

**3. PH2071 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

There was 1 apology for absence from Cllr Studd, with no substitute.

**4. PH2072 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

Cllr Campbell declared an interest in the Woodland Trust.

**5. PH2073 TO ADOPT THE MINUTES FROM THE 27<sup>th</sup> AUGUST 2024**

It was proposed to adopt the minutes from 27<sup>th</sup> August 2024.

Proposed by: Cllr Sharkey    Seconded by: Cllr Davies

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

**6. PH2074 TO NOTE AND REVIEW THE COMMITTEES BUDGETARY REPORT AND NOTE THAT DISCUSSION IS BEGINNING FOR THE DRAFT 2025/26 BUDGET**

The report was **noted**.

It was **noted** that discussions were 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**

Cllr Gallagher updated members that there was a hold up with the examiner; that there was a grant for the habitats assessment; and that by end of this week AECOM should have started preparing that report.

**8. PH2076 TO AGREE THE ACTIONS TO BEGIN WORKING TOWARDS THE BUSINESS PLAN**

Cllr Gallagher summarised that a start had been made on all business plan items, and that who was doing what needed to be determined.

**9. PH2077 GRASS CUTTING TFG REPORT**

It was proposed to invite Cllr Wood to the table for this item.

Proposed by: Cllr Seabrook    Seconded by: Cllr Davies

All in **favour**

Cllr Wood expressed that cut number 4 had not been completed. The Meetings & Projects Officer explained that ESCC had advised that cut number 4 had been completed. It was requested that an Officer re-contact ESCC and ask how the non-completion can be rectified, financially too, and report back.

Cllr. Davies raised that grass cutting was the biggest complaint he receives, and expressed that a possible reason for the problem was ESCC's resources, and advised that next year Lewes and East Sussex will be looking into what they will do with the cuts.

It was proposed to reinstate standing orders.

Proposed by: Cllr Davies    Seconded by: Cllr Gallagher

All in **favour**

It was proposed to go ahead with the two recommendations

Proposed by: Cllr Davies    Seconded by: Cllr Gallagher

All in **favour**

Cllr Davies raised disappointment with the problems with left-grass, and inadequate strimming at the edges and around lampposts, and concern over wasting money.

Members discussed grass cutting issues, and suggested these issues be brought to ESCC, to help enforce improved cutting services and to make sure cuts are carried out properly.

Cllr Seabrook raised the importance of reviewing this item regularly, along with considering the budget.

#### **10. PH2078 106 MONIES REPORT**

Cllr Gallagher raised that using the money for islands and crossings would be a good use of the money.  
The Report was **noted**

#### **11. PH2079 TO SUPPORT CONTINUED PROGRESS TOWARDS LDC LOCAL PLAN**

The Chair introduced the report.

The Vice Chair advised the deadline was tonight , the 24<sup>th</sup> September, 11:45pm.

It was proposed to support the recommendation

Proposed by: Cllr Campbell Seconded by: Cllr Gallagher

All in **favour**

#### **12. PH2080 TO RECEIVE UPDATES FROM TASK & FINISH GROUPS (TFGs):**

##### **Public Safety Group**

Cllr Seabrook updated members that a meeting had taken place without PCSOs, and no progress had been made because of the lack of cooperation. The next meeting was confirmed as 18<sup>th</sup> October.

##### **Rights of way**

Cllr Seabrook expressed that it was progressing and that another meeting has been arranged.

Cllr Campbell updated members that the Supporting Officer and herself would be conducting a walk of the various paths.

##### **Grass – cutting contract**

The Chair explained this was as discussed earlier in the meeting (item PH2077).

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

##### **PH2081 LW/24/0558 5 Cornwall Avenue**

It was proposed to support the application.

Proposed by: Cllr Campbell Seconded by: Cllr Sharkey

All in **favour**

##### **PH2082 LW/24/0542 36 South Coast Road**

It was suggested to comment on the two 36 South Coast Road applications in succession.

20:24 - 1 member of public left

Members discussed the boundaries and the car parking space in terms of servicing.

It was proposed to support the application but there are concerns with the parking, subject to LDC being satisfied that the land being enclosed is not part of the old East Sussex roadway.

Proposed by: Cllr Gallagher Seconded by: Cllr Campbell.

All in **favour**.

Cllr Gallagher expressed that this application is in line with LDC's core policy 6 (a mixed retail centre, residential and commercial, and is in accordance with the Neighbourhood plan (to have mixed use along the South Coast Road)).

##### **PH2088 LW/24/0551 36 South Coast Road**

It was proposed to object to the application on the grounds that it is counter to LDC's core policy 6 (a mixed retail centre, residential and commercial), and counter to the Neighbourhood plan (to have mixed use along the South Coast Road), and there is no information about sustainability or bio-diversity and is against the Neighbourhood plan PT1.

Proposed by: Cllr Gallagher Seconded by: Cllr Seabrook

Committee resolved to **object** to the application.

1 member abstained

**PH2083** LW/24/0517 Land Between 45 & 61 Downs Walk

It was proposed to suspend Standing Orders so that an interested member of the public (who was on the public seats) could answer questions.

Proposed by: Cllr Campbell Seconded: Cllr Sharkey  
All in **favour**

It was proposed to reinstate standing orders  
Proposed by: Cllr Gallagher Seconded by: Cllr Davies  
All in **favour**

Concern was raised over it being a self-build which means it doesn't require a Preliminary Ecological Appraisal (PEA) survey, or a protected species report, and is exempt from biodiversity net gain; also concern with land contamination due to an old railway line that runs through the land, and concern for badger protection. It was expressed that information had been given that there are protected species on or around the area, and it is an offence under the wildlife act to have any heavy machinery interfering with badger sets, which are protected under the wildlife law, and a license is needed to remove them under Natural England. The Chair recommended a PEA for the site, and asked for the application to go to the Planning Committee at LDC because of the likelihood of protected species

Members discussed the process of calling in the application; the house design, its location and possible contradictions to Lewes District Local Plan Part 1, core policy 2, 10 and 11.

It was proposed to support the application with the condition to have an ecology study carried out, and that the breaking of the TPO is not treated as a precedent.

Proposed by: Cllr Seabrook Seconded by: Cllr Davies  
Committee resolved to **support** the application.  
1 member abstained

**PH2084** LW/24/0524 86 South Coast Road

It was proposed to object to the application on the grounds of the change of use as office space is needed in Peacehaven, a lack of information concerning sustainability and biodiversity, disabled ambulance access issues for the ground floor flat, privacy issues in relation to the neighbour's roof windows, and because it is using old ESCC land.

Proposed by: Cllr Gallagher Seconded by: Cllr Davies  
All in **favour**

**PH2085** LW/24/0482 8 Telscombe Road

It was proposed to suspend Standing Orders so that an interested member of the public (who was on the public seats) could answer questions.

Proposed by: Cllr Campbell Seconded by: Cllr Gallagher.  
All in **favour**

The member of the public explained the change to the application.

It was proposed to reinstate standing orders  
Proposed by: Cllr Campbell Seconded by: Cllr Davies.  
All in **favour**

It was proposed to support the application  
Proposed by: Cllr Campbell Seconded by: Cllr Gallagher  
All in **favour**.

21:39 – 4 members of the public left.

**PH2086** LW/24/0575 16 Linthouse Close

It was proposed to support the application.

Proposed by: Cllr Campbell Seconded by: Cllr Sharkey

All in **favour**.

**PH2087** LW/24/0579 50 Cornwall Gardens

Members acknowledged that this application's road name is Cornwall Avenue.

It was proposed to object to the application on the grounds that the verge to be converted to private car parking is land in public use, that it will narrow the entrance to Cornwall Avenue at a busy junction, it is opposite the entrance to the scout hut and will narrow the road where there is heavy traffic, there is no plan for the bungalow, documents are inadequate, and the application isn't in line with PT1 Peacehaven and Telscombe Neighbourhood plan (good quality build and design).

Proposed by: Cllr Campbell Seconded by: Cllr Gallagher

All in **favour**.

1 member abstained.

**PH2089** LW/24/0563 18 Victoria Avenue

It was proposed not to comment

Proposed by: Cllr Gallagher Seconded by: Cllr Campbell

All in **favour**.

**PH2090** LW/24/0560 204 South Coast Road

It was proposed not to comment

Proposed by: Cllr Gallagher Seconded by: Cllr Campbell

All in **favour**.

**PH2091** LW/24/0590/CD / LW/23/0398 35 Horsham Avenue

The application was **noted**.

#### 14. **PH2036 TO NOTE THE FOLLOWING PLANNING DECISIONS**

**PH2092** LW/24/0404

7 Tollgate

The planning decision was **noted**

**PH2093** LW/24/0357

81-83 South Coast Road

The planning decision was **noted**

**PH2094** LW/23/0187

Land adjacent to no 45 The Lookout Peacehaven

The planning decision was **noted**

#### 15. **PH2095 TO NOTE PLANNING AND HIGHWAY COMPLAINTS**

The planning and highways complaints were **noted**.

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

The Chair confirmed the TFG Rights of Way was ongoing and would be updated.

The Chair summarised there had been no progress with the speed activation sign, and needed to be updated.

Cllr Sharkey explained that herself along with Cllr Gallagher and Cllr Fabry had a meeting about EV charger locations. Cllr Seabrook expressed that the EV chargers Hilcrest Centre, Newhaven, were inaccessible to people with disabilities.

The Action Plan is to be updated by Officers.

The Action plan was **noted**.

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

Cllr Seabrook commented that the length between meetings has increased to every 4 weeks, from 3.

The next meeting was **agreed**.

*There being no further business the meeting ended at 21:57*