



Working in Partnership



Planning Applications Committee

Minutes of a meeting of the **Planning Applications Committee** held in the **Main Hall, Peacehaven Town Council, Meridian Centre, Meridian Way, Peacehaven, East Sussex, BN10 8BB**, on **Monday, 23 April 2018** at 5:30pm

Present:

Councillor S Davy (Chair), G Amy, L Boorman, S Catlin, P Gardiner, V lent, T Jones, S Murray, J Sheppard and R Turner

Officers Present:

A Thatcher, Head of Planning
C Wright, Specialist (Planning)
Tondra Thom, Planning Policy Lead
S Howe, Specialist (Planning)
J Stone, Lawyer
J Norman, Committee Officer

Also In Attendance:

E Sheath, East Sussex County Council
K Kamboh, East Sussex County Council
R New, GTA Civils

	Minutes	Action
193	Apologies for Absence/Declaration of Substitute Members Apologies for absence had been received from Councillors T Rowell and L Wallraven. Councillor Murray declared that she was acting as substitute for Councillor Wallraven for the duration of the meeting.	
194	Urgent Items	

The Chair had agreed, in accordance with Section 100B(4)(b) of the Local Government Act 1972, that the Supplementary Report to the Planning Applications Committee be considered as a matter of urgency in order that the Committee could take its decisions based on the most recent information which was available (a copy of which is contained in the Minute Book).

Planning Applications OUTSIDE the South Downs National Park

195 LW/17/0226 - Lower Hoddern Farm, Hoddern Farm Lane, Peacehaven, East Sussex, BN10 8AP

Mr Bowman, Nigel Enever and Vivian Carrick spoke against the proposal. Mark Noton and Julian Hodder spoke for the proposal.

Councillor Elayne Merry spoke in her capacity as the Lewes District Ward Councillor.

The Application had been deferred to allow for further clarity on the proposed highways improvements. The Officers summarised the improved measures to off-set the traffic impacts on the A259 set out in the report including the assurance that improvements to the Sutton Avenue/ Greenwich Way roundabout would be completed prior to any new residents moving in. Given these improvements, the fact that the land was allocated for housing in the adopted local plan and provided much needed housing in accordance with local and national policy the committee resolved:-

Resolved:

1. That planning application for full planning application for the development of 143 dwellings (55 affordable), outline planning application for up to 307 dwellings (125 affordable), vehicular, pedestrian and cycle access, internal site roads, parking and public open space, including extension to Peacehaven Centenary Park, and landscaping, all matters other than access reserved (Amended plans to show increase in depth of property type 67 by 1 metre and addendum to transport assessment) be approved, subject to:
 - A. Completion of a Section 106 Agreement to secure:
 - a) Affordable housing at 40%
 - b) A Travel Plan for each phase of the development (backed by a bond)
 - c) SUDS Management Plan and Maintenance Strategy
 - d) Recycling contribution
 - e) Estate Management Plan to include:
 1. Phasing of EMP delivery;
 2. Maintenance of street lighting and signage;
 3. Maintenance of water features;
 4. Street furniture and the public realm maintenance;

5. Public open space maintenance;
6. Public and private footpaths (incl. cycle paths) maintenance;
7. Play areas, play equipment and parks maintenance;
8. Details of the parties to be responsible for the carrying out of any works required by the EMP;
9. Frequency of Site inspection;
10. Graffiti removal;
11. Litter picking; and
12. Scheme(s) for the maintenance of planting within the parts of the development not within the curtilages of residential properties.

f) On-site highway related works to include:

1. Two real-time passenger information boards in positions to be agreed for phases 2 and 3;
2. Car club parking spaces in locations to be agreed;
3. Links to Public Rights of Way (PROW) and public open space, for pedestrians and cyclists where applicable, together with a phasing programme;
4. Temporary construction access for use throughout all phases of the build out period; and
5. Internal layout to be constructed to adoption standards and include footways and crossing points at key locations.

g) Off-site highway works to be secured by s106 agreement:

1. Bus stops x 2, with shelters, kerbing, real time passenger information boards adjacent to site access on Pelham Rise and appropriately positioned pedestrian crossing point with dropped kerbs and tactile paving;
 2. Footway construction on Pelham Rise from site access up to The Bricky junction;
 3. Site tie-in surfacing between site and Firlie Road and Southview Road for pedestrian/cycle access;
 4. Improvements to the Sutton Avenue/Greenwich Way roundabout;
 5. Car club provision in the Meridian Centre; and
 6. The formation of a Liaison Group for the construction phases, to include representation from the developer and Peacehaven Town Council, with a brief to resolve any issues of concern which arise during construction.
- B. The conditions set out in the report and supplementary report, subject to an amendment to condition 7 to require a minimum of 20% of all residential units to have electric vehicle charging points.

Note: CIL monies, subject to successful bidding, may be used for projects including:

1. Improvements to the Sutton Avenue/A259 roundabout and Telscombe Cliffs Way/A259 junction;
2. Education facilities projects;
3. Healthcare Facilities Projects;
4. Police and emergency services facilities;
5. Community Safety Projects including capital costs associated with policing facilities; and
6. Provision of additional bus services at peak hours to serve both the development and existing residents.

Non-Planning Application Related Items

196 Date of Next Meeting

Resolved:

1. That the next meeting of the Planning Applications Committee that is scheduled to be held on Wednesday, 16 May 2018 in the Council Chamber, County Hall, St Annes Crescent, Lewes, BN7 1UE, at 5.00pm, be noted.

All to note.

The meeting ended at 7:00pm.

S Davy
Chair