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In relation to the report, it is stated that the Newhaven Neighbourhood Plan (NNP) 'is a material consideration and can be afforded substantial weight'. The relevant policies D1 and D2 are quoted. (Pages 8/9 of the report).

The report failed to mention that in relation to the NNP the Plan went to referendum on 10 October 2019 and generated a 'Yes' vote, with the Plan being adopted by Lewes District Council on 27 November 2019.

It should be noted that this had no bearing on the weight of consideration given to the Newhaven Neighbourhood Plan at the time the application was written up.

One further representation received from a neighbour:

Please see the three photos attached showing the windows and door of our property that will be dwarfed by this development, to give those at the virtual meeting the true image of just how overbearing this plan would be if allowed to go ahead in its present form.

My property is to the left with 9 Station Road to the right in photo.



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For clarification, a question was raised at the Members' Briefing regarding enforcement of any noise issues. These would fall with Environmental Health, but other safeguards would also be in place. The management plan, which is conditioned, would fall to Planning to enforce either by way of a breach of condition notice or injunction for a major breach.

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The 24 hour warden is proposed for the site and is the key safeguard. The management plan should set out what action should be taken in respect of any disturbances etc.

A recent incident involving a disturbance at the site has been reported to officers and the applicant has responded as follows:

1. The incident reported was a one-off incident that has never occurred before or since.
2. The resident involved in the incident was evicted from the site and have been rehoused elsewhere.
3. All remaining residents have been reminded that any unacceptable behaviour will result in eviction from the premises.
4. The management plan that is required under the proposed conditions will cover resident's behaviour, and there will be a hotline to the manager that neighbours can call if they ever need to review anything with the home.
5. For children playing in the car park, there have never been 15 children living in the building, and so it is not possible for there to have been 15 children.
6. A smaller number of children may have been playing in the car park at some time during the lockdown. Ultimately this is a consequence of such little demand for the car park – which means the car park is normally empty and so potentially viewed as a play area.
7. We are happy for a planning condition providing either a limit on the number of people in the car park (say 5?) or a complete ban on people playing in the car park. Alternatively, this can be covered in the management condition that is already being sought by planning condition.

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