

## **BEXHILL-ON-SEA TOWN COUNCIL**

To all Members of Bexhill-on-Sea Town Council Planning and Development Advisory Committee

Cllr Barfoot; Cllr Blagrove; Cllr T Fenner; Cllr Norris; Cllr Plim; Cllr C Rustem; Cllr Winter

You are summoned to attend a meeting of the  
**PLANNING AND DEVELOPMENT ADVISORY COMMITTEE**  
of **BEXHILL-ON-SEA TOWN COUNCIL**

to be held in the **9th Bexhill Scout Hut, Wainwright Road, Bexhill-on-Sea**  
on **Wednesday 4<sup>th</sup> August 2021 at 6:30pm** when it is proposed to transact the  
following business:

Julie Miller

Clerk and Responsible Financial Officer

29<sup>th</sup> July 2021

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Members of the public and press are welcome to attend.

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. Members of the public addressing the council but not wishing to be recorded should put this request to the town clerk at the earliest opportunity.

### **AGENDA**

#### **1. TO RECEIVE APOLOGIES FOR ABSENCE**

#### **2. TO RECEIVE DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS**

#### **3. CHAIRMAN'S ANNOUNCEMENTS**

#### **4. PUBLIC PARTICIPATION SESSION**

The period of time designated for public participation at a meeting in accordance with standing order 3(e) shall not exceed 15 minutes unless directed by the chairman of the meeting. Subject to standing order 3(f), a member of the public shall not speak for more than 3 minutes. In accordance with standing order 3(e), a question shall not require a response at the meeting nor start a debate on the question. The chairman of the meeting may direct that a written or oral response be given. A person shall raise his hand when requesting to speak and stand when speaking (except when a person has a disability or is likely to suffer discomfort). The chairman of the meeting may at any time permit a person to be seated when speaking. A person who speaks at a meeting shall direct his comments to the chairman of the meeting. Only one person is permitted to speak at a time. If more than one person wants to speak, the chairman of the meeting shall direct the order of speaking.

#### **5. MATERIAL PLANNING CONSIDERATIONS**

- a) To review the material planning considerations that are to be taken into account when making comments on planning applications.

#### **6. PLANNING APPLICATIONS**

To consider comments on the following planning applications

- a) RR/2021/732/P 142 Pebsham Lane, Bexhill, TN40 2RY  
Demolition of the existing dwelling and construction of two storey dwelling.
- b) RR/2021/1083/P 7 Clifton Rise, Bexhill TN40 2JW  
Front entrance porch.

- c) RR/2021/1108/P 59 South Cliff, Flights, Bexhill TN39 3EE  
Demolition of existing bungalow and replacement with a new three storey family dwelling. Landscaping works to improve amenity of garden, including the construction of a new "summer house" in the rear garden.
- d) RR/2021/1111/P 23-25 Cantelupe Road, Flat 5, The White House, Bexhill TN40 1NA  
Erection of balcony to front elevation.
- e) RR/2021/1164/P 17 The Gorseway, Bexhill TN39 4PP  
Single storey extension and alterations to dwelling with detached games room to garden.
- f) RR/2021/1221/P 10 Kingswood Avenue, Bexhill TN39 4EJ  
Formation of single storey side and rear extension. Widening of existing dropped kerb to vehicular access.
- g) RR/2021/1299/P Bexhill Railway Bridge, Between - Endwell Road & Station Road  
Bexhill Creation of gallery walls and banners.
- h) RR/2021/737/P 21 Foxhill, Bexhill TN39 4LZ  
Single storey rear extension and two storey side extension.
- i) RR/2021/890/P Wisteria House, Oak Tree Place, Barnhorn Road, Bexhill TN39 4QB  
Conversion of roof space within existing detached double garage to create self contained studio annexe with dormer window
- j) RR/2021/1058/P Middle Barn Farm, Barnhorn Road, Bexhill TN39 4QR  
Proposed new barn and a one bay extension to the existing barn.
- k) RR/2021/1141/P 1 Silvester Road, Bexhill TN40 2AY  
Two storey side extension, 3no dormer windows to the rear roof slope and replace existing porch with WC extension to the side of the property.
- l) RR/2021/1151/P 3 & 5 Gunters Lane, Bexhill TN39 4EB  
Two storey rear extension to number 3 and single storey rear extension to number 5, existing pair of cottages. Side extension to provide an additional 3 bedroom dwelling (resubmission).
- m) RR/2021/1212/P Bexhill College, Penland Road, Bexhill TN40 2JG  
Provision of a new single storey building between the main teaching block and the car park.
- n) RR/2021/1232/P 1 Down Road, Herga, Bexhill TN39 4HD  
Erect single storey side and rear extensions.
- o) RR/2021/1233/P 24 Beacon Hill, Bexhill TN39 5DF  
Convert existing conservatory to a garden room.

- p) RR/2021/1239/P Midway Cottage, Maple Walk, Bexhill TN39 4SR  
Erect extension to provide additional living accommodation.
- q) RR/2021/1317/P 205 De La Warr Road, Bexhill TN40 2JY  
Demolition of existing Sun-Room to the rear and construction of a single storey rear extension to form kitchen and family room with 3 No. rooflights over.
- r) RR/2021/1361/P The Beeches, 4 Westham Close, Bexhill TN39 3SQ  
Single storey front extension of garage and porch and first floor side extension above existing outrigger.
- s) RR/2021/968/P 27 Sea Road, Bexhill TN40 1EE  
Installation of traditional fabric awning incorporating premises logo.

## **7. MOTIONS FROM COUNCILLORS**

### **a) Cllr Plim**

**For the town council to support the campaign against the issues associated with low level letter boxes. (see Appendix A)**

## **8. CORRESPONDENCE**

**a) Request from Bexhill Heritage Group - ideas for red phone box other than book exchange.**

## **9. QUESTIONS FROM COUNCILLORS AND FUTURE AGENDA ITEMS**

Questions shall be recorded in the minutes and responded to at the next meeting or before.

**Scroll down for appendices**

## APPENDIX A

Cllr Plim:

I would like our council to support the campaign against the issues associated with low level letterboxes and support the CWU campaign in getting house builders in our area to comply with European Regulation EN13724, Para 6 which requires the midpoint of the mail slot (letter box) to be between 700 mm and 1700 mm, to ease the work of the postman (and avoid back and other musculoskeletal injuries). We request that house builders in the Rother District Council local authority area be required to cease the fitting 'low level letterboxes' to the foot of all the new front doors at all developments and instead fit 'mid door height letterboxes' for the safety, wellbeing and ease of delivering to homes for Postmen and Women.

### Letter from CWU

On 22 Jan 2021, at 19:04, Dave Joyce <[DJOYCE@cwu.org](mailto:DJOYCE@cwu.org)> wrote:

Communication Workers Union

Dave Joyce National Health & Safety Officer

150 The Broadway, Wimbledon, London SW19 1RX

Tel: 020 8971 7365/7308 E-Mail: [djoyce@cwu.org](mailto:djoyce@cwu.org)

Our Reference: EI/DJ/lmp

Councillor Jonathan Vine-Hall  
Chair Planning Committee  
Rother District Council

Councillor Sam Coleman  
Rother District Council

Councillor James Carroll  
Rother District Council

Dear Jon, Sam, James,

Re: Bovis Homes, 'The Gateway' Development, Wrestwood Road, Bexhill-On-Sea, East Sussex, TN40 2LU – New Housing Developments with Low Level Letter Boxes in Breach of European Regulation EN13724:

I am the National Health and Safety Officer of the Communication Workers Union and amongst other things, I lead the CWU's 'Low-Level Letter Box Campaign'.

I have been contacted by our members, Postal Workers employed by Royal Mail in the Rother District Local Authority area of East Sussex regarding house building developments where the builders are failing to comply with the European standard (EN13724) which sets a minimum height of 70 cm for Letter Boxes (2 feet 3½ inches).

The National House Building Council have consistently supported the CWU campaign and have been recommending that developers and house builders adopt this European standard and comply with it since 2005.

In January 2019 my campaigning succeeded with a large number of MPs from all political parties sponsoring a private members bill, tabled by Vicky Ford MP (Chelmsford), calling for the Building Regulations to be amended, to require letter boxes in new buildings to be positioned above at the minimum height as per the EU Standard ("Low-level Letter Boxes (Prohibition) Bill 2017-19"), strengthening the requirement. It had cross-party and government support and was passed at its first reading by the House of Commons, without any dissent. Vicky is currently pursuing this matter in the House of Commons. However, progress was interrupted by the General Election, Brexit and the Coronavirus Pandemic.

There are over 95,000 postmen and women working for Royal Mail. They deliver to 30 million addresses. They serve each of our communities six days a week, every week of the year. Listed as 'essential workers' by the government, they have worked diligently throughout the current Coronavirus/Covid-19 pandemic delivering all kinds of goods and essentials during the 'lock-down' of high street shops as well as providing a life-line to those requiring medical supplies and of course Covid-19 Test-Kits which they deliver, collect and process and get them to the Labs promptly.

The issue of low-level letterboxes is a particular problem for Postmen and Women because of the strain this puts on deliverers' backs. Back injury is the primary cause of sickness in Royal Mail. Royal Mail has introduced better trolleys, and training schemes to improve how staff lift, but despite this, every year it records thousands of back-related absence spells. The act of having to bend or stoop to deliver mail to low letterboxes is a significant factor, and it cannot be overlooked. The occasional low-level letterbox is not a big issue, but where developers fit row after row of front doors with ankle-high letterboxes, deliverers face repetitive stress and the risk strain injuries.

Low letterboxes are also associated with an increased likelihood of injury from dogs or cats. Each week across the UK there are 3000 Dog Attacks on Postmen and Women, on average, 44 every week and there are 50 attacks from cats. Many are bitten through the letterbox. Low-level letterboxes are in that respect more hazardous. They are also much more difficult for deliverers to see inside, resulting in more hand injuries and more damage to mail, especially packages. Post that has been delivered into a low-level letterbox is also easier for thieves to steal. In many cases, it is not until the new doors are already in place that the local postal workers know that they have an issue, and then the CWU has to take it up as we are in Sussex. The CWU has to repeatedly challenge developers to retrospectively change the letterboxes across the nation which some are reluctant to do. We have been campaigning on this issue for many years and as far back as 2005, 97 MPs signed an early-day motion asking for change.

On behalf of the Thousands of suffering Sussex Postmen and Women and specifically those in the Rother District Council area, we seek your support in getting house builders in the area to comply with European Regulation EN13724, Para 6 which requires the midpoint of the mail slot (letter box) to be between 700 mm and 1700 mm, to ease the work of the postman (and avoid back and other musculoskeletal injuries). We request that house builders in the Rother District Council local authority area be required to cease the fitting 'low level letterboxes' to the foot of all the new front doors at all developments and instead fit 'mid door height letterboxes' for the safety, wellbeing and ease of delivering to homes for Postmen and Women.

I am writing to you as the local Councillors and the Chair of the Planning Committee on this matter. Please pass a copy to your Director of Planning or other appropriate Council Officer.

Your help assistance and support would be much appreciated and I look forward to hearing from you.

Yours sincerely

From Dave Joyce | National Health, Safety & Environment Officer

Member TUC Health & Safety Specialists Committee Email [djoyce@cwu.org](mailto:djoyce@cwu.org) | Direct line 020 8971 7365

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