

TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Wednesday 4th November 2009** in Telscombe Civic Centre at 7.30 pm.

PRESENT

Councillors: Mr J Livings (**Chairman**)
Mr T Banning (**Vice-Chairman**)
Mrs B Sawyers, Mr T Armour
Mr A Smith, Mr J Page
Mr R Maskell

APOLOGIES

Councillors: Mr P Howson, Mr J Harris, Ms L Hallett

The meeting was adjourned to take questions from members of the public.

Several members of the public spoke against planning application LW/09/1043, 18-20 Central Avenue erection of eight two bedroom flats. Residents were concerned that the replacement of two houses with a block of flats was detrimental to the street. Concerns were expressed about the increased parking associated with the flats, as only eight planned parking spaces had been allowed for in the proposed development. It was suggested that the development was likely to generate at least double the eight vehicles allowed for in the plan. A resident advised that the road was already heavily congested with resident's cars and visitors using the shops and surgery facilities in Central Avenue. It was also stated that the road was being used for long term parking by people using the buses to and from Brighton. A resident drew the committee's attention to the inaccuracy of the street scene photographs submitted with the application. A resident said the photographs had been taken on a Sunday as a vehicle belonging to one of his visitors was shown in a photograph. The Chairman asked residents to submit more accurate photographs to Lewes District Council showing the day to day traffic congestion, together with individual letters of objection. A resident questioned the policy on knocking down two sound and attractive houses to build a block of flats. The Chairman said that the final decision rested with the District Council and the Town Council acted in an advisory capacity and reiterated his advice for concerned residents to write individual letters to the District Council. The detrimental impact on properties adjoining the proposed development was highlighted with multiple vehicles including service vehicles accessing the allocated parking spaces having to drive close to the side of existing properties and causing pollution. The loss of light created by the large three storey development next to existing bungalows was highlighted. Concerns were expressed in respect of correspondence from the District Council's Director of Planning and Environmental Services advising that 90% of applications were decided by Officers. The Chairman said that the Town Council would request the application is heard by a full planning committee and this would allow residents to express their concerns in person at the meeting. The Chairman advised that objections should be based on planning grounds rather than opinions.

793. **MEMBERS DECLARATIONS OF PREJUDICIAL AND PERSONAL INTERESTS**

Cllr Maskell declared an interest as a member of Lewes District Council planning Committee
Cllr Armour declared an interest in agenda item 15 as a resident of Telscombe Village and a Commoner.

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794. TO APPROVE AND SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 23RD SEPTEMBER 2009

The minutes of the above meeting were approved by the Committee and signed as correct by the Chairman.

795. MATTERS ARISING

No matters arising were raised.

796. RATIFICATION OF VERBAL DECISIONS DUE TO CANCELLATION OF SCHEDULED MEETING OF 14TH OCTOBER

Planning applications:-

LW/09/0910 12 Amhurst Road Telscombe Cliffs – erection of replacement porch to front. The Committee confirmed the verbal decision of **NO OBJECTIONS** recorded by the Clerk and forwarded to Lewes District Council.

LW/09/0970 Land between 17 & 19 Nutley Avenue East Saltdean – erection of two storey detached house. The Committee confirmed the verbal decision of **OBJECTIONS** on the basis that the application represented overdevelopment of the site, was detrimental to neighbouring properties and was out of keeping with other properties in the street. These verbal objections by the Committee had been recorded by the Clerk and passed to Lewes District Council.

797. PLANNING APPLICATIONS

LW/09/0995 78A Bannings Vale, East Saltdean – erection of a conservatory at rear. The Committee considered the application and had **NO OBJECTIONS**.

LW/09/1043 18 & 20 Central Avenue Telscombe Cliffs – erection of eight two bedroom flats with parking and general amenities (demolition of 18 & 20 Central Avenue). The Committee considered the application and had **OBJECTIONS** as it was not considered to meet Lewes District Planning Policy ST3 (A,C,D and E) in the following respects:-

(a) Development should respect the overall scale, height, massing, alignment, site coverage, density, landscaping character rhythm and layout of neighbouring buildings and the local area more generally. The proposed development was not seen to meet these criteria by the Committee

(c) Development should respect the amenities of adjoining properties in terms of noise, privacy, natural daylight and visual amenities and smell. The proposed development was considered to breach all these requirements including additional exhaust from increased vehicle movements at the side of adjacent properties

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797. Contd Planning Applications

(d) Development should not result in detriment to the character of the area or the amenities of the area through increased traffic levels, congestion or hazards. The Committee considered the development would be seriously detrimental to an area already having on street parking problems.

(e) The site should be capable of accommodating the required parking provision without detriment to the visual amenities of the area through over intensive parking in a prominent position – the committee considered the allocated eight spaces in the development would lead to further on street parking in a road that already has problems with congestion due to on street parking.

The Committee noted the address of one of the current pair of semi detached houses (number 18) was shown as being in Peacehaven on the front of the application. The Committee requested that the application be heard at a full planning committee and not be delegated to officers for a decision.

3852:452/13/10/09 3 Carey Down, Telscombe Cliffs – prune back Sycamore to previous pruning points, not exceeding 30% crown reduction and 20% crown thin (T6 of the order). The Committee had **NO OBJECTIONS** provided the District Council's Tree Officer is satisfied with the proposals.

798. PLANNING RESULTS FROM LEWES DISTRICT COUNCIL

LW/09/0910 12 Amhurst Road, Telscombe Cliffs – Erection of a replacement porch to front. **GRANTED**

LW/09/0932 30 Findon Avenue East Saltdean – Erection of single storey side extension. **GRANTED**

799. NOTIFICATION OF PLANNING APPEALS

LW/09/0681 69 Highview Road Telscombe Cliffs - Installation of a dormer window at rear & erection of a detached garage at front. **Noted**

LW/09/0518 2 Walesbeech Road East Saltdean –Erection of six two bed flats (demolition of existing bungalow). **Noted**

LW/09/0139 55 Ashurst Road East Saltdean – alteration of existing ground floor slope roof to flat roof, installation of a first floor balcony, privacy screens and two double doors at rear first floor. **Noted**

800. COMMUNITY BUS UPDATE PRESENTATION BY CTLA AND CONSIDERATION OF CONTINUED FUNDING FOR THE SERVICE

Mr Derek Barnett, CTLA operations Manager, circulated a document outlining the achievements of the service in the first six months of operation. A separate document detailing passenger numbers and fares was also circulated. Mr Barnett stated the purpose of his presentation was to discuss the current performance of the service and seek continued

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800. Contd. Community Bus Update Presentation by CTLA and Consideration of Continued Funding for the Service

financial support from the Town Council for the next financial year. The Chairman advised that Newhaven and Peacehaven Town Councils had financially committed to the project for a further financial year. Mr Barnett emphasised that the service had started from scratch with no existing client base. The limited take up by Telscombe and East Saltdean residents was discussed; competition from the Peacehaven Taxi rider service was put forward as a possible cause. The Chairman suggested details should be displayed in the Saltdean Library to help attract East Saltdean users; the library was used by both East and West Saltdean residents. Mr Barnett reminded the Committee that the contributions from the Town Councils was for drivers wages and fuel, maintenance and vehicle insurance. Maintenance and lease costs were met by the CTLA. Mr Barnett advised the Committee that the service had received a one off £10K match funded grant from the County Council's "Down your way" scheme. This grant was for the next financial year to allow the service to continue to be built up. In response to a question, Mr Barnett said the maximum capacity of 30 journeys per five hour session and current usage was approximately half. Mr Barnett emphasised the service was for anyone who could not use public transport and the vehicle had capacity for two wheel chairs. The service was seen to help promote social inclusion by offering a safe door to door service to those residents who would not normally go out.

The cost of the service per Telscombe resident was highlighted by the committee with only 21 people registered, giving a cost in excess of £100 per person. It was noted the Town Council was donating the equivalent of half the amount of the other two Councils but was not achieving half the users.

The issue of marketing the service was discussed, the current methods being articles in Civic newspapers, posters and flyers. Mr Barnett said the bus was also badged up as the three town's community bus and had the contact phone number clearly displayed on it. The possibility of contacting the Saltdean Residents Association to help market the service to East Saltdean residents was put forward by a committee member. The committee agreed that improved marketing was needed to promote the service. The low numbers of users from Telscombe and East Saltdean was raised again in the context of the amount of the Council precept being spent on a service being used by very few residents. The committee agreed that the future financing of the service would be considered during the precept setting process. The Chairman thanked Mr Barnett for attending.

801. LEWES DISTRICT COUNCIL REVIEW OF SECTION 106 AGREEMENTS ATTACHED TO THE GRANT OF PLANNING PERMISSION

The Chairman outlined the current distribution process for section 106 monies from development. The example of the £800k from the Bovis development in Peacehaven going towards the South Coast Road bus lane was put forward as an example of a local community missing out on direct benefit. The Chairman proposed a response from the Town Council's as follows and it was:-

RESOLVED that the following criteria should be passed to the District Council for consideration

- 1.) Developments of 6 or less properties should not be exempt from section 106 requirements.

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801. Contd. Lewes District Council Review of Section 106 Agreements Attached to the Grant of Planning Permission

- 2.) Town and Parish Councils should nominate local projects for section 106 funding when considering individual planning applications.

802. ESCC DRAFT BUS STRATEGY CONSULTATION

The Chairman reminded all members of the Committee to respond to the consultation as individuals. The Clerk was requested to obtain additional copies from the County Council for distribution to members and to be made available on the Civic Centre information table.

803. TEMPORARY ROAD CLOSURES – AMBLESIDE AVENUE AT JUNCTION WITH ST PETERS AVENUE /ARUNDEL ROAD WEST

The Chairman advised that no notification of the revised bus route during the works had been received. The Clerk was requested to circulate the information as soon as it was available. A further road closure relating to Gorham Lane was considered. The closure was for two days from 11th November to allow carriageway repairs to be undertaken. The meeting was advised that ESCC had agreed only residents of Telscombe Village would be given access passes through the works.

804. NOTIFICATION OF PLANNING TRAINING BY LEWES DISTRICT COUNCIL

The Committee considered a previously circulated invitation from the District Council's Director of Planning and Environment for three representatives for the Town Council to attend a planning training event. The training session was being held at Lewes Town Hall on the evening of 10th December starting at 7.00pm. Councillors James Page, Ron Maskell and Andy Smith agreed to attend.

805. TO CONSIDER OPTIONS IN RESPECT OF RESTRICTING ACCESS ALONG BRIDLEWAY 8 – TELSCOMBE VILLAGE TO TELSCOMBE CLIFFS

The Committee considered the difficulties associated with restricting vehicles from accessing the Tye, in particular from the northern access point through Telscombe Village and along bridleway eight. The northern Tye access had been made more open with the removal of bunding. Various designs and options were considered for possibly restricting access. Hydraulic bollards were suggested that could be lowered by authorised users and was seen as a practical solution. Cllr James Page would circulate further details via the Deputy Clerk. Cllr Armour circulated a drawing of another possible solution involving ditch and spoil bunding and fixed posts. The potential problem of seeking section 38 permission for works associated with the works on the Tye was raised. The need for maintaining cattle grids was also raised as an unnecessary expense to the Council. It was noted that a meeting with the local Police Inspector had been arranged and that potential enforcement action against illegal drivers

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805. Contd. To Consider Options in respect of restricting access along Bridleway 8 – Telscombe Village to Telscombe Cliffs

would be discussed, including the willingness of the police to act on photographic evidence of drivers taken by residents. Details of the meeting would be circulated to Councillors.

Signed
CHAIRMAN - Cllr J Livings

NB The next meeting of the committee will be held on Wednesday 25th November 2009 commencing at 7.30 pm