

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **WEDNESDAY 2nd NOVEMBER 2016** in Civic Centre at 7.30 pm.

PRESENT:- Cllr. J. Wilkins *Ex O(Chairman)*, Cllr. J. Harris. Cllr. T. Armour

Also present: Nancy Astley – Town Clerk (*minutes*)

1927. PUBLIC QUESTION TIME

There were no questions raised from members of the public.

1928. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr. G. Maskell & Cllr. R. Maskell who had a Mayoral engagement at the Brownies. Cllr. Neave was attending planning committee at Lewes DC. Cllr. Brindley had family commitments and Cllr. Loraine and Cllr. Mendoza were working. The apologies were accepted by the Committee.

1929. MEMBERS DECLARATIONS OF INTEREST

Cllr. T. Armour declared an interest on Item no.6 application SDNP/16/04710 insofar as he knew the applicants. The Committee were of the opinion that this was not so significant as to register the interest or prevent the councillor from debating the application.

1930. TO APPROVE AND SIGN MINUTES OF THE MEETING HELD ON MONDAY 10th OCTOBER 2016

The minutes of the above meeting were proposed by Cllr. J. Harris and seconded by Cllr. T. Armour and unanimously accepted by the Committee. The Chairman signed the minutes as an accurate record.

1931. MATTERS ARISING FOR NOTING

Item 1924 p.2527 – Cllr. T. Armour reported that Bridleway 6 towards the Peacehaven end was now becoming enclosed and while it was passable for pedestrians, it was becoming slightly difficult for horse-riders to pass. Cllr. T. Armour also reported that there was a bridle gate missing from the Peacehaven end of the bridleway which was installed to prevent vehicles off roading. The Clerk was asked to report the matters to East Sussex County Council.

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1932. PLANNING APPLICATIONS

LW/16/0651
28 Highview Road,
Telscombe Cliffs,
BN10

Erection of single storey side and rear extension.

The Planning & Highways committee considered the application and **SUPPORT** the proposal subject to conditions ensuring matching materials are used, in order to preserve the street scene. That hours of working are protected, in order to protect neighbouring amenities, and construction material deliveries are undertaken after 9.30am due to the immediate road network being heavily congested particularly the A259 and additional lorries having detrimental impacts to the air quality of the area.

LW/16/0683
92A Rodmell
Avenue, E. Saltdean
BN2

Replacement of existing rear extension pitched roof with a flat roof and access door to create a terrace and glass balustrade.

The Planning & Highways committee considered the application and **OBJECT** to the proposal by virtue that the construction of a roof terrace would lead to a loss of privacy for neighbouring properties which would be detrimental to neighbouring amenities. The insertion of a door into the roof slope would be out of keeping with the street scene and would be contrary to ST3 of the Local Plan saved policies.

LW/16/0754
7 Walesbeech Road,
E. Saltdean BN2

Erection of a single storey rear extension & associated landscaping.

The Planning & Highways committee considered the application and **OBJECT** to the proposal by virtue that the extension would be in front of the established building line along Nutley Avenue causing a visual intrusion into the street scene and interrupting views towards Longridge Avenue. The proposal is seeking to use unsympathetic materials which would be out of keeping with the appearance of the area and would be alien to the materials used on the host building and neighbouring properties. The rear elevation of the proposed extension is a wooden clad large wall within close proximity to the neighbouring bungalow which will diminish daylight and views from the neighbouring widows and be detrimental to the amenities of the neighbouring property. The proposal would therefore be contrary to ST3 of the Local Plan saved policies.

LW/16/0773
20 The Esplanade
Telscombe Cliffs
BN10

Demolition of existing garage and erection of single storey one bedroom dwelling.

The Planning & Highways Committee considered the application and **OBJECT** to the proposal by virtue that the proposal is wider than the existing garage/extension and would

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LW/16/0773
20 The Esplanade
Telscombe Cliffs
BN10 (contd)

have the effect of narrowing the open vista towards the sea when viewed from Sussex Way. The proposal would also have the effect of creating a cramped development within the street scene which would be out of keeping with the character of the area. The parking arrangements to the rear of the property would mean that access would either need to be from private land from the junction of the access road, which would be dangerous giving the on street parking arrangements currently in the area. The parking would also significantly reduce the amenity space needed by a one bedroom house. Therefore the proposal would be contrary to ST3 of the Saved Local Plan policies

Should planning permission be minded to be approved by Lewes DC then the Committee would like to see conditions removing permitted development rights to prevent further reduction of the open vista and a condition relating to the potential contamination of this site given that it was a former garage.

SDNP/16/04710/LIS
&
SDNP/16/04709/HO
US
Telscombe Manor,
Gorham's Lane,
Telscombe Village
BN7

Erection of Garden Room

The Planning & Highways Committee considered the application and **SUPPORT** the proposal subject to a condition ensuring that the fixing of the garden room to the host building will not damage any existing façade of the Grade 1 listed building. The Planning & Highways Committee also suggest that an informative be added that construction delivery vehicles do not park in Gorham Lane as this is the only route into and out of the village and would cause significant detrimental impacts to the local community should the road be obstructed.

1933. NOTIFICATION OF PLANNING RESULTS

LW/16/0661
70 Ambleside Avenue
Telscombe Cliffs BN10

Application for rear & side extension, conversion of garage and demolition of existing conservatory.

Lewes DC **GRANTS** planning permission for the development subject to conditions requiring matching materials to be used and hours of work to be restricted.

Telscombe Planning & Highways Committee **SUPPORTED** the application subject to two conditions relating to matching materials and hours of construction.

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1933. (Contd)

NOTIFICATION OF PLANNING RESULTS

LW/16/0659

**61 Northwood Avenue
E. Saltdean BN2**

Application for construction of new pitch roof and side dormer window to form rooms in the roof.

Lewes DC **GRANTS** planning permission for the development subject to four conditions relating to matching materials, and obscure glazing being inserted into dormer window and roof lights.

Telscombe Planning & Highways Committee **SUPPORTED** the application without conditions.

SDNP/16/04488/TCA

**St. Laurence Church,
Gorham's Lane**

Telscombe Village BN7

Notification for pruning trees in a Conservation Area.

Variety of pruning and minor tree works to trees around St. Laurence's Church. South Downs National Park Authority viewed the application and have determined that the works can be undertaken as described in the application. Telscombe Planning * Highways Committee were not required to comment on the application.

The Committee noted the results above.

1934. TO NOTE ACTION LOG

The Committee noted the action log. The Clerk was requested to continue to chase ESCC with regards to footpath 12a.

1935. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING AND/OR INCLUSION ON A FUTURE AGENDA

Cllr. T. Armour reported that works were to commence at Bank Cottages and it would appear that they intend to take down a flint wall next to the church to gain access to the rear of the properties. The Clerk was requested to revisit the planning application and see if this was part of the proposal and if not report it to Lewes Enforcement Team.

Cllr. J. Harris reported that Toyota low loaders continued to park and damage the A259 grass verge and pavement and the Clerk was reported to take this matter to the next SLR meeting on the 18th November.

There being no further business the Chairman closed the meeting was closed at 8.32pm.

Signed.....

CHAIRMAN

NB Next meeting of the committee – Monday 21st November 2016 at 7.30pm