

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 3rd JULY 2017** in Civic Centre at 7.30 pm.

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

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

2038. PUBLIC QUESTION TIME

The meeting was adjourned at 7.35pm for public question time.

There being no members of the public, the meeting was reconvened at 7.36pm

2039. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr. D. Brindley, Cllr. A. Mendoza who were working. Cllr. A. Loraine who was at Wimbledon. The apologies were accepted unanimously by the Committee.

2040. MEMBERS DECLARATIONS OF INTEREST

Cllr. T. Armour declared on interest in item 11, as it involved Telscombe Village. The Committee agreed for this to be noted.

2041. TO DISCUSS AND APPROVE THE MINUTES OF MONDAY 12th JUNE 2017.

Cllr. J. Wilkins raised Item 2023 p.2628, and explained that letters had been drafted for residents of Grassmere Avenue, Cliff Gardens & Fairlight Avenue concerning tree planting scheme, which would be delivered by Geraldine Van Buren on behalf of the residents association.

Cllr. D. Neave raised item 2035 p. 2636 and explained that a colour sample for the bus shelters had been sent through by the refurbishment company and that the new panels would be lighter than the current painted shelters which may lead the shelters to look mismatched. Cllr. Neave therefore suggested that this was explained at full council and should the work be undertaken then a further survey should be undertaken after the work had been completed and any shelters that looked too odd be repainted.

The minutes were proposed by Cllr. J. Harris and seconded by Cllr. J. Wilkins. The Committee unanimously agreed to approve the minutes. The Chairman signed the minutes as an accurate record.

2042. PLANNING APPLICATIONS

LW/17/0480
67 Rodmell Avenue,
E. Saltdean, BN2

Proposed first floor single storey extension.

The Planning & Highways Committee considered the application and **SUPPORT** the proposal subject to conditions requiring matching materials (to protect the street scene) and a construction management plan to be approved prior to



commencement, to include details of locations of parking contractors. Delivery parking and transit of materials to be after 9.30am to help prevent congestion on the A259 and the locations for stationing plant/machinery clear of the public highway. Restricted construction hours times to prevent noise disturbance.

LW/17/0487
35 Gorham Way,
Telscombe Cliffs, BN10

Re-submission of planning permission LW/11/1553 to add front dormers to detached bungalow

The Planning & Highways Committee considered the application and **SUPPORT** the application subject to a conditions setting out hours of construction work to prevent noise nuisance and a condition requiring a construction management plan to be approved prior to commencement, which shall include details of locations of parking contractors. Delivery, parking and transit of construction materials to be after 9.30am to help prevent congestion on the A259 and the locations for stationing plant/machinery clear of the public highway.

LW/17/0489
Flat 2, 22 The
Esplanade, Telscombe
Cliffs, BN10

Formation of balcony over flat roof extension.

The Planning & Highways Committee considered the application and **OBJECT** to the proposal on the grounds that the proposed roof terrace would be directly above the lounge of a neighbouring property and next door to another habitable room of no.23. This proposal would therefore be contrary to policy ST3 of the saved policies of the Lewes District Local Plan.

LW/17/0491
30 Brambletyne
Avenue, E. Saltdean,
BN2

Proposed rear extension, decking and first floor balcony.

The Planning & Highways Committee considered the application and **OBJECT** to the proposal on the grounds that the raised decking and first floor balcony would lead to a loss of privacy particularly to no.28. This would therefore be contrary to ST3 of the saved policies of the Lewes District Local Plan. However should Lewes District be minded to grant consent then, the Planning & Highways Committee would request conditions be applied seeking details of ground levels to be approved prior to commencement and details of boundary treatment to ensure the residents of neighbouring properties are not detrimentally affected by the proposal.

2043. NOTIFICATION OF PLANNING RESULTS

LW/17/0247
90 Oaklands Avenue,
E. Saltdean BN2

Erection of rear extension.
Lewes DC **APPROVED** the application subject to a condition requiring matching materials. Telscombe Town Council **SUPPORTED** the application suggestion condition for matching materials, restricted hours of construction work and a construction management plan to be approved prior to commencement.

The Committee noted the planning result above.

TELSCOMBE TOWN COUNCIL



2044. TO NOTE PLANNING APPEAL, 20 THE ESPLANADE, TELSCOMBE CLIFFS

The Committee noted the planning appeal.

2045. TO NOTE THE NEIGHBOURHOOD PLAN REPORT

Cllr. D. Neave explained to the Committee that consultants from AiRS and RCOH had so far been interviewed by the steering group and he had been very impressed with RCOH consultants who had obviously a lot of experience in producing neighbourhood plans. Currently the steering group were putting together a tender pack and scoring criteria so that each of the consultants could be invited to put their project programme on paper and could be scored accordingly. It was likely a further meeting would be called towards the end of July.

2046. TO NOTE BUS SHELTER REPORT

The Committee noted the report and would take to full council on the 19th July 2017.

2047. TO NOTE ACTION LOG

The Planning & Highways Committee noted the log.

Cllr. D. Neave announced that finally after 42 years Footpath 12a had been reinstated and thanks should go to the Council, East Sussex County Council and the Ramblers Association for the continued campaigning of Southern Water. Cllr. D. Neave requested that the adjoining footpath 11 be checked to see if it had been cut back and then organise an official opening sometime towards the end of July.

The Clerk reported that she had been contacted by Lewes DC to notify her that Lewes DC were looking to pull back the fence line from the Portobello steps to Telscombe Grange by 5m. This would mean that the footpath would have to go over land owned by TTC and there may be some legal implications. The Clerk was requested to continue working with Lewes DC to establish the proposed route and subsequent implications.

2048. TO APPROVE APPLICATION FOR BRIDLEWAY 8 GATE KEYS FOR MR. L. PLAYLE

The Committee had no objections to a key be given but believed that the applicant was on a short term let within the Village and therefore as he wasn't a permanent resident of the Village may not want the key for a long period and perhaps would be better having a temporary key set up. The Clerk was asked to contact the applicant and find out further details.

2049. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

The Clerk notified the Committee that Virgin Media had refused the £500 for the wayleave agreement and therefore the Clerk would not sign anything until further negotiations were undertaken.

TELSCOMBE TOWN COUNCIL



Cllr. T. Armour reported that Mr. R. McKellar who lives at the north end of Telscombe Cliffs Way had been complaining about the number of trucks using the Bridleway and wondered what could be done. The Clerk explained that the Bridleway was the jurisdiction of the County Council not the Town Council and he would be better talking to them about what could be done.

Cllr. J. Harris reported that the water drain manhole cover outside Toyota garage had been fully repaired.

Cllr. T. Armour reported that the hole in the wetpour in Chatsworth Park North had still not been filled in. The Clerk said she would chase Tim Jordan's who were supposed to be undertaking the work.

The Clerk provided the committee with a copy of the Landour construction statement and confirmed that she would continue to work with the applicants to try and minimise the effects of the building programme on the Village.

Signed.....
CHAIRMAN

NB Next meeting of the committee – Monday 24th July 2017 at 7.30pm