

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 10<sup>th</sup> APRIL 2017** in Civic Centre at 7.30 pm.

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

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

## **1998. PUBLIC QUESTION TIME**

There were no questions from the public present.

## **1999. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr. R. Maskell & Cllr. G. Maskell who were on annual leave. Cllr. A. Loraine and Cllr. A. Mendoza who were working. The apologies were accepted unanimously by the Committee.

## **2000. MEMBERS DECLARATIONS OF INTEREST**

Cllr. T. Armour declared a non-pecuniary interest in Agenda Item.8 as the key applicant worked for his son. The Committee agreed that Cllr. Armour could remain in the room during the Agenda item.

## **2001. TO DISCUSS AND APPROVE THE MINUTES OF MONDAY 20<sup>th</sup> MARCH 2017.**

The minutes were proposed by Cllr. T. Armour, seconded by Cllr. J. Wilkins. The Committee unanimously agreed to approve the minutes.

## **2002. PLANNING APPLICATIONS**

**LW/17/0181**  
**36 Nutley Avenue,**  
**E. Saltdean BN2**

### **Erection of Rear Extension**

The Planning & Highways Committee considered the application and **SUPPORT** the proposal subject to limited hours of construction work to protect neighbouring amenities and that development shall not take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all construction traffic during the period to help reduce congestion on the A259 and surrounding roads during peak hours Reason: In the interests of amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy and the National Planning Policy Framework.

Proposed by Cllr. D. Brindley Seconded by Cllr. J. Wilkins and unanimously supported by the Committee.

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**LW/17/0191**  
**26 The Ridings,**  
**Telscombe Cliffs, BN10**

## **Erection of side two storey extension and rear single/two storey extension.**

The Planning & Highways Committee considered the application and **SUPPORT** the proposal subject to limited hours of construction work to protect neighbouring amenities, external materials to be approved by the LPA prior to commencement to protect the street scene, and that development shall not take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all construction traffic during the period to help reduce congestion on the A259 and surrounding roads during peak hours Reason: In the interests of amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy and the National Planning Policy Framework. Proposed by Cllr. J. Harris, seconded by Cllr. D. Brindley and unanimously supported by the Committee.

**LW/17/0209**  
**107 Rodmell Avenue,**  
**E. Saltdean, BN2**

## **Erection of a part single storey, part two storey extension to the side and rear and associated alterations.**

The Planning & Highways Committee considered the application and **SUPPORT** the application subject to restricted hours of construction work, to protect neighbouring amenities, matching materials to be used and development shall not take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all construction traffic during the period to help reduce congestion on the A259 during peak hours. Reason: In the interests of amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy and the National Planning Policy Framework. Proposed by Cllr. T. Armour, Seconded by Cllr. J. Wilkins and unanimously supported by the Committee.

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## **2003. NOTIFICATION OF PLANNING RESULTS**

**LW/17/0068**  
**55 Rodmell Avenue,**  
**E. Saltdean BN2**

**Planning application for amendment to planning approval LW/16/0798 (Rear Dormer, velux window installation and hip to gable roof conversion) to widen rear dormer.**

Lewes DC **GRANTS PERMISSION** subject to conditions requiring upper floor window in east elevation to be obscured glazed and fixed shut. The development to be finished in matching materials and construction work to be restricted between 0800-1800, no work on Sunday. Telscombe Planning & Highways Committee **SUPPORTED** the application requesting conditions to ensure matching materials, hours of work restriction and construction deliveries to be after 9.30am.

**LW/17/0085**  
**174 Bannings Vale,**  
**E. Saltdean BN2**

**Planning Application for the erection of a single storey front extension.**

Lewes DC **GRANTS PERMISSION** subject to a condition requiring matching materials. Telscombe Planning & Highways Committee **SUPPORTED** the application requesting conditions to require matching materials and construction deliveries after 9.30am.

**SDNP/17/00455/FUL**  
**Landour,**  
**Gorham's Lane,**  
**Telscombe Village,**  
**Lewes, BN7**

**Demolition and rebuilding of chalet style bungalow and garage.**

South Downs National Park Authority **GRANTS PERMISSION** subject to conditions requiring details of boundary treatments, ground floor slab levels and materials to be approved prior to commencement. Construction work restricted hours.

Telscombe Planning & Highways Committee **OBJECTED** to the application as the proposed metallic roof design would harm the designated National Park. However should approval be given then the committee requested conditions be attached requiring the provision of a construction traffic management plan to be approved by the planning authority and asbestos survey to be undertaken.

The Committee noted the planning results above. There was a general discussion about the planning application approval for Landour and how the applicant would access the site. The Clerk confirmed that the site could be accessed via Holmbush Avenue, but could not use the Bridleway across the Tye without consent from the Town Council. The Committee requested that the Clerk contact the applicant informally to let him know this information so that construction plans could be put together accordingly.

## **2004. TO NOTE ACTION LOG**

The Planning & Highways Committee noted the log.

## **2005. TO APPROVE BRIDLEWAY 8 PADLOCK KEYS.**

The Planning & Highways Committee considered the key application from James Botting and unanimously agreed to provide a key to the applicant.

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**2006. TO NOTE NATURAL ENGLAND COAST PATH**

The Committee noted the information and requested that the Clerk attend the meeting on the 26<sup>th</sup> April to find out further information regarding the development of a coastal path.

**2007. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING**

The Clerk informed the Committee that there had now been two meetings of the Neighbourhood Planning Group and a third meeting was scheduled for Thursday 20<sup>th</sup> April 2017. £500 funding had been gained from the House project to enable the Neighbourhood Plan Group to set a website and it was hoped that consultation would be undertaken to scope out the main planning issues.

Cllr. J. Wilkins informed the Committee that environmental health officer, Robin Fuller LDC, was hoping to have some “No Flyposting” signs made which could be provided to Telscombe for erection at Fairlight Car Park, Telscombe Cliffs Way and Gorham’s Lane.

The issues were noted and there being no further business the meeting was closed at 8.27pm.

Signed.....  
CHAIRMAN

*NB Next meeting of the committee – Wednesday 3<sup>rd</sup> May 2017 at 7.30pm*