

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 11<sup>th</sup> January 2016** in Civic Centre at 7.30 pm.

**PRESENT:-** Cllr. D. Neave (*Chairman*), Cllr.A. Mendoza, Cllr. T. Armour,  
Cllr. G Maskell (*Ex-O*), Cllr. R. Maskell, Cllr, Cllr. J. Wilkins

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

*Meeting deferred for one minute silence for young Newhaven women who was killed in car crash on A23 on 11<sup>th</sup> Jan 2016.*

## **1784. PUBLIC QUESTION TIME**

*Meeting deferred at 7.34pm*

There were no questions from members of the public.

*Meeting resumed at 7.35pm*

## **1785. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr. J. Harris who was unwell, Cllr. D. Brindley who had family commitments and Cllr. W. Botting who was on annual leave. The Committee accepted the reasons for absence. Cllr. R. Maskell agreed as substitute for Cllr. D. Brindley.

## **1786. MEMBERS DECLARATIONS OF INTEREST**

Both Cllr. J. Wilkins and Cllr. T. Armour notified the Committee that they knew the owners of the application property relating to SDNP/15/06167/HOUS, but it was clarified that both Councillors did not have a pecuniary or personal interest and were therefore allowed to take part in the application debate.

## **1787. TO APPROVE AND SIGN MINUTES OF THE MEETING HELD ON MONDAY 30<sup>th</sup> NOVEMBER 2015**

The minutes of the above meeting were proposed by Cllr. G. Maskell, seconded by Cllr. J. Wilkins and approved unanimously by the Committee. The minutes were duly signed as accurate by the Chairman.

## **1788. MATTERS ARISING**

Cllr. J. Wilkins raised concern that planning permission had been approved at Aqua House for fourth storey, without reference to parking issues raised by the town council. Cllr. D. Neave confirmed that the towns comments had been duly taken into consideration by Lewes DC, and a condition had been added to the approval seeking that a turning circle be constructed prior to occupation of the new flats.

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## 1789. PLANNING APPLICATIONS

**LW/15/0932**  
**192 Bannings Vale,**  
**E. Saltdean, BN2**

### **Erection of uPVC conservatory to West Elevation.**

The Planning & Highways committee considered the application and while it was debated that the proposed conservatory would come in front of the established building line in Bannings Vale, it was felt that the rotation of the dwellinghouse, which fronted Ifield Close was significantly different from neighbouring houses in Bannings Vale that this would not lead to a precedent being set or detrimental harm being caused and therefore the Committee **SUPPORT** the proposal.

**LW/15/0927**  
**46 Warren Way,**  
**Telscombe Cliffs,**  
**BN10**

### **Erection of side extension with new front door, window and roof lantern on flat roof.**

The Planning & Highways Committee considered the application and raised two concerns. The first that the extension to the front may lead to a loss of light to the neighbouring window, but after discussion this was felt not to be detrimental as it was likely a window to the rear of the property would be available for light, and as no objections had been received from the neighbouring property it was felt that no detrimental harm would be caused. The second area of concern is the internal layout, which lends itself to the extension forming an internal annex to the building. The Planning & Highways Committee therefore **SUPPORT** the proposal but would like a condition to ensure that the guest bedroom annex is only used in conjunction with the main dwellinghouse to prevent separation or separate use occurring.

**SDNP/15/06167/HOUS**  
**Old School Cottage,**  
**Gorham Lane,**  
**Telscombe Village,**  
**BN7**

### **Works to repair, restore and preserve the existing building, including fabric and internal building structure, alterations to layout of modern extension, alterations to external drainage and ground levels and installation of products to improve performance.**

The Planning & Highways Committee considered the application and welcomed the improvements to the Grade II listed property. The Committee therefore **SUPPORT** the application.

## 1790. NOTIFICATION OF PLANNING RESULTS

<b>LW/15/0783</b> <b>388 South Coast Rd</b> <b>Telscombe Cliffs</b> <b>BN10 7ET</b>	Planning Application for rendering of external walls.  Lewes DC <b>GRANTS</b> permission. Telscombe Town Council <b>SUPPORTED</b> the application.
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**SDNP/15/04441/FUL**  
**Bank Cottages,**  
**Gorham’s Lane**  
**Telscombe Village**  
**BN7 3HZ**

Conversion and alteration of an existing building to create two dwellings and one holiday cottage including associated landscaping works.

South Downs National Park **GRANTED** permission for the application subject to 8 conditions including stipulating that cottage 3 must be retained as a holiday let, a schedule of archaeological works and details of all hard and soft landscaping shall be first approved by the local authority.

TTC Planning & Highways Committee considered the application and **OBJECT** to the proposal due to the layout of the car parking detrimentally affecting the location of a protected tree. The proposed car parking would be situated on an underground soakaway tank which would affect waterflow from the Coombe to Gorhams Lane and would ask that Lewes DC and SDNPA note that the pathway in front of the cottages provides the only disabled access path to St. Laurence’s church, any installation of gates would be detrimental to the access of the church.

The Committee noted the results above.  
The Committee have requested that the Clerk write to SDNPA to ensure that the pathway which provides the only disabled access to the church is maintained as part of the landscaping conditions attached to SNPA/15/04441/FUL.

**1791. TO NOTE ACTION LOG**

The Committee noted the action log.

**1792. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING AND/OR INCLUSION ON A FUTURE AGENDA**

Cllr. Neave requested that Ambleside Avenue be placed on the forthcoming SLR agenda with photos of entrance to Chatsworth Close, for discussion.

There being no further business the Chairman closed the meeting at 8.37pm

Signed.....  
CHAIRMAN

*NB Next meeting of the committee – Monday 1<sup>st</sup> February 2016 at 7.30pm*