

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 12th DECEMBER 2016** in Civic Centre at 7.30 pm.

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

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

1948. PUBLIC QUESTION TIME

The meeting was suspended at 7.33pm to take questions from the public. There being no questions the meeting resumed at 7.34pm

1949. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr. R. Maskell who was recovering from a recent operation and would be on leave for six weeks. Cllr. A. Mendoza and Cllr. D. Brindley were working. The apologies were accepted unanimously by the Committee.

1950. MEMBERS DECLARATIONS OF INTEREST

Cllr. T. Armour declared an interest on Item no.10 application for a Bridleway 8 key as the applicant had a horse stabled at the Councillor's farm. The Committee asked for Cllr. Armour not to vote on the item, but allowed him to stay and provide clarification that the applicant had a horse at Stud Farm.

1951. TO APPROVE AND SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 21st NOVEMBER 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.

1952. MATTERS ARISING FOR NOTING

Item 1935 p.2543, - The Chairman asked for an update on Bank Cottages and enforcement action regarding the removal of the Church's flint wall. The Clerk reported that the enforcement officers had not reported anything back to the Town. Cllr. J Wilkins reported that the archaeologist had spoken with the builders but they had not shown any concern over the walls demolition. The Clerk was duly asked to chase the enforcement officers at SDNPA and Lewes. The Chairman asked Cllr. J. Wilkins and Cllr. T. Armour to take photographs of the damage so a record could be kept.

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1953. PLANNING APPLICATIONS

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

Amended application – Erection of single storey rear extension with associated landscaping – reduction in depth, realignment behind north facing elevation and correction to eaves height of neighbours bungalow and change of roof materials from metal to timber.

The Planning & Highways Committee considered the application and while they appreciate the amendments made, the Committee are of the opinion that they do not overcome their original concerns and therefore the Committee **OBJECT** to the amended proposals in that the application would detract from the character of the original house and the materials used would be detrimental to visual amenity and out of keeping with the street scene. That the western elevation would be in close proximity to the neighbouring property at 15 Nutley Avenue and would create a sense of enclosure that would be detrimental to neighbouring amenities. The proposal would therefore be contrary to retained policy ST3 & Res13 and Core policy 11.

LW/16/0842
17 Cissbury Crescent
E. Saltdean BN2

Conversion of existing bungalow to four studio flats to include side extension, demolition of garage and addition of second floor.

The Planning & Highways Committee considered the application and **SUPPORT** the proposal subject to conditions ensuring matching materials are used, hours of work are limited to protect neighbouring amenities and all construction deliveries are undertaken after 9.30am due to local traffic congestion on the A259 and to reduce air pollution.

LW/16/0925
416 South Coast
Road, Telscombe
Cliffs BN10

Change of use of ground floor retail unit to two 1 bedroom flats and rebuilding of rear access staircase.

The Planning & Highways Committee considered the application and **OBJECT** to the proposal as it would result in the loss of a much needed commercial premises in a local parade, where there has not been sufficient market evaluation to demonstrate that such a commercial premises is not viable. That the change of use would result in a lack of parking, as the rear of the property is not large enough to park three cars as shown and that roadside parking would be detrimental to the existing businesses in the parade. That the proposal is an overdevelopment of the site with no amenity space provided for the units. That the plans appear inaccurate as a rear wall has been built above one metre next to the highway (Amhurst Road) which is not shown on the drawings, nor is the outer wall along Broomfield Avenue which has currently been made higher. The proposal would therefore be contrary to Core Policy 6 & ST3 of the Local Plan.

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LW/16/0949
34 Nutley Avenue
E. Saltdean BN2

Hip to gable roof extension and installation of three front and one rear dormer.

The Planning & Highways Committee considered the application and **SUPPORT** the proposal subject to conditions seeking matching materials be used, restricted hours of working to protect neighbouring amenities and that construction materials be delivered after 9.30am due to local traffic congestion on the A259 and to reduce air pollution.

1954. NOTIFICATION OF PLANNING RESULTS

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

Application for the erection of single storey side and rear extension.

Lewes DC **GRANTS PERMISSION** for the application subject to a condition restricting working hours. Telscombe Planning & Highways Committee **SUPPORTED** the proposal requesting condition restricting the hours of construction work, matching materials to be used and construction deliveries to be after 9.30am due to traffic congestion and air pollution.

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

Application for replacement of existing rear extension pitched roof with a flat roof and access door from roofspace to create a terrace with glass balustrade.

Lewes DC **REFUSED** the application on the grounds that the proposed alterations would detract from the character of the original bungalow and would be detrimental to visual amenity. That the resulting amenity space at roof level would result in noise and disturbance affecting neighbouring occupiers enjoyment of their homes. Telscombe Planning & Highways Committee **OBJECTED** to the proposal as the roof level amenity space would lead to a loss of privacy which would be detrimental to neighbouring amenities and the insertion of an access door in the roof would be out of keeping with the streetscene.

LW/16/0748
49 Stanley Road
Telscombe Cliffs
BN10

Application for the erection of a single storey side extension.

Lewes DC **GRANTS PERMISSION** for the application subject to conditions ensuring matching materials are used, and that the extension only be used for purposes ancillary to the dwellinghouse. Telscombe Planning & Highways Committee **SUPPORTED** the application seeking that permitted development rights class B & C be removed to protect neighbours. That matching materials be used and that construction deliveries be after 9.30am due to road congestion and air pollution.

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LW/16/0799
8 Amhurst Road
Telscombe Cliffs BN10

Application for the erection of a conservatory to the front of the property.

Lewes DC **REFUSED** the application of the grounds that the siting, design and massing would be out of keeping and detrimentally impact on the character of the property and the area. The Planning & Highways Committee did not provide comments on this application.

The Committee noted the planning results above.

1955. TO NOTE ACTION LOG

The Committee noted the action log. The Clerk was requested to work with Cllr. J. Wilkins in bringing forward the possible donated trees from Paradise Park and metal guards needed.

The Clerk was requested to chase Bridleway 6 cutting back in January 2017.

1956. TO APPROVE BRIDLEWAY 8 KEY APPLICATION FOR MISS. P. STEVENS

The application was proposed by Cllr. J. Harris, seconded by Cllr. A. Loraine and supported by the Committee.

1957. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING AND/OR INCLUSION ON A FUTURE AGENDA

The Clerk reported that due to the Christmas break and the gap till the next planning committee, there were planning applications still coming from Lewes DC that required potential comments in the interim. It was proposed that the Committee delegate powers to the Chair and Clerk to work together and provide comments on any non-contentious applications in this period. Should any contentious applications come forward then the Committee would be notified and the matter either discussed at a specially convened meeting or by email. The Committee unanimously agreed to the delegation of powers to the Chair and Clerk for the Christmas period.

The Clerk reported that the Lewes DC arboricultural officer Dan Wynne had offered to provide a training session on February 6th at 7.30pm for the Planning Committee on TPO's and tree planning applications. The Committee agreed to the presentation and asked the Clerk to contact all Councillors should they be interested.

The Chairman reported that Virgin Media had offered to attend Full Council to answer questions about the current installation of fibre optic cables in the town. The Committee decided that it would be best to wait to till after the Full Council meeting on the 21st December to establish whether such an invite was required.

There being no further business the Chairman closed the meeting was closed at 8.44pm.

Signed.....
CHAIRMAN

NB Next meeting of the committee – Monday 16th January 2017 at 7.30pm