

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **EXTRAORDINARY PLANNING & HIGHWAYS COMMITTEE** held on **WEDNESDAY 13TH JULY 2016** in Civic Centre at 7.30 pm.

PRESENT:- Cllr. D. Neave (*Chairman*), Cllr. T. Armour, Cllr. B. Page, Cllr. A. Smith
Cllr. J. Wilkins (*Ex-O*), Cllr. D. Brindley, Cllr. J. Harris

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

The meeting commenced at 7.33pm and Cllr. D Neave introduced the meeting and explained that as this was an extraordinary meeting to gain comments on one specific application. The application was in the neighbouring City of Brighton and Hove and therefore the Town Council would submit their comments to Lewes DC for them to take forward. The agenda order would be amended so that items 2-5 would be dealt with first. Followed by Item 6 and a presentation from the Town Clerk and then there would be a period for public comments and then Item 7 would finalise the meeting.

1884. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr. A. Loraine and Cllr. A. Mendoza who were working. Cllr. G. Maskell and Cllr. R. Maskell who were annual leave. Cllr. A. Smith and Cllr. B. Page were unanimously accepted as substitutes for Cllrs. Maskell.

1885. MEMBERS DECLARATIONS OF INTERESTS.

No declarations of interest were received.

1886. TO APPROVE AND SIGN MINUTES OF THE MEETING HELD ON MONDAY 27TH JUNE 2016

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

1887. MATTERS ARISING

There were no matters arising for noting.

1888. PLANNING APPLICATIONS

BH2016/01903, site at Coombe Farm. Outline application for demolition of existing farm buildings and erection of 67 family dwellings with public open space and approval of reserved matters for access and landscaping.

The Clerk provided an overview presentation of the application and the main issues raised related to the following:

- The hybrid application sought full permission for the landscaping of the site but only outline consent for the houses. As such much of the detail of the buildings would be expected to be submitted at a later stage.
- There appeared to be several documents that were referred to in the application that were not available from Brighton & Hove's website. These included the transport

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assessment, the contamination land report, the air quality survey and flood risk assessment. As such it was very difficult to provide an evaluation of the likely impacts of the development on the area.

- The heights of buildings were of concern particularly those proposed between Coombe Meadow and Grenofen, as it appeared those houses being built would be 6m higher than those of the surrounding area.
- The tree buffer zone could potentially be an alien feature detrimental to the South Downs National Park and should be examined by the South Downs National Park Authority.
- There was reference to a peak hour flow movement of 30 cars, however without a transport assessment it was impossible to know how this calculation had been reached or its accuracy.
- Brighton & Hove's Urban Fringe Assessment undertaken in June 2014 had identified this site as four potentially different plots. That if built separately may host 67 houses, however built as a cluster there would be a maximum of 55 houses. This application may therefore be contrary to the assessment findings and subsequent emerging policies.
- The identified woodland area needed to be assessed to protect any trees or woodland that needed to be protected.
- There was an element of affordable housing within the scheme, mainly 2 & 3 bedroom houses, which would meet the criteria set out in the Housing Needs Assessment.

Members of the public were then asked for any additional comments that they would like the Committee to hear. The following issues were raised.

- The traffic assessment needed to identify not only the impact on the local area but the A259 and Rottingdean Junction.
- There was significant concern raised with the impact this development would have on the existing social infrastructure given that local doctors, dentists and schools were at maximum capacity and unable to take on new residents to the area.
- Concern was raised that the public open spaces and infrastructure would not be adopted and there were no details of how these areas would be managed in future years. It was suggested that the link path footpaths be made into Public Rights of Way so that these could be maintained for future generations.
- Local residents talked of the flooding issues that already exist on the site and wanted to know how these would be managed should the development go ahead.
- There was concern raised that this application would set a precedent for the other adjacent sites e.g the farmhouse and the kennels. This would then lead to more traffic movement on a singular access road.
- This development would have an impact on the air quality of the area and an assessment was required to be provided.

Public question time was over at 8.43 pm and the Councillors then debated the application. Further issues raised were:

- Given the size and sensitivity of the application there appeared a lack of public consultation on behalf of the developers.

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- There was a history of contamination on the site with regards to the slurry pit and agricultural uses and a report was needed to bring forward mitigation action that would be undertaken.
- There was concern that little assessment had been undertaken with regards to the existing social infrastructure and the provision of additional dentists, doctors and school places that were required for the increase in population.
- There was a need to identify what sustainable building practices, materials and design would be required to meet Code level 4 of sustainable homes.
- Details of electric charging points need to be brought forward.
- The lack of documents assessing the transport, air quality, design and contamination were of concern.

The Committee **RESOLVED** unanimously for the Clerk to write to Lewes DC providing the comments and concerns raised above. (Copy of letter attached).

1889. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING AND/OR INCLUSION ON A FUTURE AGENDA

There were no urgent matters for inclusion or noting.

There being no further business the Chairman closed the meeting at 9.07 pm.

Signed.....
CHAIRMAN

NB Next meeting of the committee – Monday July 18th 2016 at 7.30pm