

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 16th JANUARY 2017** in Civic Centre at 7.30 pm.

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

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

1958. PUBLIC QUESTION TIME

The meeting was suspended at 7.30pm. There being no questions from the public the meeting was reconvened at 7.31pm.

1959. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr. R. Maskell and Cllr. D. Brindley who were working. Cllr. A. Mendoza had a family emergency and Cllr. J. Harris had had a minor operation that afternoon. The apologies were accepted unanimously by the Committee.

1960. MEMBERS DECLARATIONS OF INTEREST

There were no declarations of interest.

1961. TO APPROVE AND SIGN MINUTES OF THE MEETING HELD ON MONDAY 12TH DECEMBER 2016

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

1962. MATTERS ARISING FOR NOTING

There were no matters arising.

1963. PLANNING APPLICATIONS

LW/16/0954
11 The Esplanade,
Telscombe Cliffs
BN10

Application for construction of new dwelling.

The Planning & Highways Committee considered the application and SUPPORT the application subject to the following conditions,

- 1) A construction delivery scheme to be approved by the Local Planning Authority prior to any work being commenced ensuring that delivery of construction materials is safely undertaken. This is due to the constraints of the site and the need for delivery vehicles to have to unload on the A259 bus corridor/pavement/grass verge.
- 2) Any damage caused to the highway/grass verge in the delivery of construction materials should be fully repaired to the satisfaction of the Highway Authority.
- 3) Hours of work restricted due to the close proximity of neighbouring dwellings and to prevent noise disturbance.

TELSCOMBE TOWN COUNCIL



The Committee would like Lewes District Council to note that while no written objections were received by the Telscombe Town Council the owner of 359 South Coast Road did verbally raise concerns about the loss of light to his rear extension which is identified on sheet BR3. The Committee would also like it noted that this application provides access to a garage which falls outside of the planning unit and is not owned by the applicant. As such no conditions to this parking and access can be applied, but further details of how this arrangement will work for the new owners and what happens should the lease demise.

1964. NOTIFICATION OF PLANNING RESULTS

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

Application for Change of Use of existing takeaway at ground floor level to two 1 bedroom flats and rebuilding of rear access staircase.

Lewes DC **REFUSED** the application as the change of use was acceptable in principle because the premises have been marketed in one place and alternative uses such as retail (Use Class A1) or professional services (Use Class A2) have not been explored. Therefore it cannot be concluded that the property is not financially viable and that its loss would not have a detrimental impact on the role of the local shopping parade in the local community.

Telscombe Planning & Highways Committee **OBJECT** to the application as it would result in a loss of commercial premises in a local community parade where there had not been sufficient marketing to demonstrate that the commercial nature of the premises was not viable. That the plan appear inaccurate and that there was a lack of amenity space for the proposed dwelling units.

The Clerk reported that she had contacted the Enforcement Officer at Lewes District Council as work had been undertaken on site and was awaiting for an investigation to be undertaken. The Committee noted the planning results above.

1965. TO RATIFY CONSULTEE COMMENTS SENT TO LEWES DC ON 6TH JANUARY 2017

The Committee ratified the comments sent to Lewes District Council. The Committee in particular discussed the Aqua House application and discussed their concerns for the parking area to the rear of the site and the effects the extension would have on residents of Alfa Court.

1966. TO APPROVE THE ESCC PARKING REVIEW CONSULTEE COMMENTS

The Committee considered the parking review and approved amended consultee comments be sent to East Sussex County Council.

TELSCOMBE TOWN COUNCIL



The extended lines along the southern side of Canada Close are welcomed to ensure that cars do not park on this side of the road and prevent people accessing car parking spaces. However, this will prevent Tesco delivery lorries parking and unloading to the shops service doors located in Canada Close. The Town Council would respectfully ask East Sussex County Council to look at how the delivery lorries could be catered for, whether this be via permitting parking in Canada Close to unload during specific times, or whether an alternative dedicated unloading bay could be constructed. However, Tesco's is an important asset to the local community and accommodating deliveries is an important issue, particularly on this safe route to school.

The Committee supported the other parking changes proposed along Kirby Drive.

The comments set out above were proposed by Cllr. J. Wilkins and seconded by Cllr. T. Armour.

1967. TO NOTE ACTION LOG

The Committee noted the action log.

Mr. Peter Seed updated the Committee with regards to Footpath 12a and explained that the issue of the fencing was moving towards a conclusion and East Sussex County Council were seeking a timetable from Southern Water to show when works would be undertaken.

Cllr. J. Wilkins explained that she would be seeking to arrange a meeting with the manager of Paradise Park about the donation of trees, as in previous correspondence the manager had not made it clear whether Paradise Park would be donating all the trees or whether there would be costs to the Council.

Cllr. J Wilkins reported that the removal of the flint wall at Bank Cottages had meant that sheep could now access the churchyard where there was a large Yew tree, and Yews are poisonous. Therefore would ask the church warden to write to Savills and see if the gap in the wall could be temporarily blocked to prevent access.

1968. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING AND/OR INCLUSION ON A FUTURE AGENDA

Cllr. D. Neave reported new road markings in Telscombe Cliffs Way and Fairlight Avenue. The road markings appeared to be Virgin Media reinstating tarmac trenches. Cllr. J. Wilkins explained that apparently Virgin Media had to come back and fit in some additional mechanics and therefore Virgin Media were replacing tarmac trenches accordingly.

There being no further business the Chairman closed the meeting was closed at 8.52pm.

Signed.....
CHAIRMAN

NB Next meeting of the committee – Monday 6th February 2017 at 7.30pm