

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 18<sup>th</sup> DECEMBER 2017** in Civic Centre at 7.30 pm.

**PRESENT:-** Cllr. D. Neave (*Chair*), Cllr. J. Wilkins (*Ex-O*), Cllr. T. Armour,  
Cllr. A. Mendoza

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

## **2104. PUBLIC QUESTION TIME**

There were no members of the public present.

## **2105. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr. J. Harris who had been unwell. The Committee accepted the reason for absence.

## **2106. MEMBERS DECLARATIONS OF INTEREST**

No declarations were declared.

## **2107. TO DISCUSS AND APPROVE THE MINUTES MONDAY 27<sup>th</sup> NOVEMBER 2017**

The minutes of the 27<sup>th</sup> November were proposed by Cllr. T. Armour and seconded by Cllr. J. Wilkins. The Committee unanimously agreed the minutes as accurate and to be signed off by Cllr. D. Neave.

## **2108. PLANNING APPLICATIONS**

**LW/17/0974**

**142 Rodmell Avenue  
E. Saltdean  
BN2**

### **Single storey flat roof rear extension.**

The Planning & Highways Committee considered the application and SUPPORT the proposal subject to conditions seeking matching materials to be used, and hours of work to be restricted to prevent detrimental nuisance to neighbours.

**LW/17/0980**

**187 Telscombe Cliffs  
Way, Telscombe Cliffs  
BN10**

### **Erection of Garage to rear.**

The Planning & Highways Committee considered the application and SUPPORT the proposal subject to conditions.

1. The building should only be used as an ancillary building to the main dwelling house and not for any other purpose. Reason: This is a large building that may be seen as viable for alternative uses that would not necessarily be in keeping with the residential area.

2. Materials to be approved by the LPA prior to commencement. Reason: To ensure matching materials are used, little detail provided on the planning application.

3. Tree protection to be approved by the LPA prior to commencement. Reason: There are two nearby protected trees which may be affected by the construction work.



## 2108. Planning Applications Continued.

**LW/17/1005**  
**416 South Coast Road**  
**Telscombe Cliffs**  
**BN10**

**Construction of two palisade walls to front and rear elevations.**

The Planning & Highways Committee considered the application and OBJECT to the proposal on the following grounds.

The front wall would be out of keeping with the commercial premises and the neighbouring parade of commercial units, and would appear prominent in the street scene given its location on a corner of A259.

The rear wall is seeking consent retrospectively, and the Committee would like it noted that this should have been mentioned in the application description. The rear wall is located adjacent to the junction of Amhurst Road and Broomfield Avenue and the height as such prevents clear visibility for motorists leaving the junction. The wall should be lowered to a metre at the Eastern end, to allow better visibility of the road. The proposal is therefore contrary to ST3 of the Lewes saved policies.

The comments were unanimously approved by the Committee.

## 2109. NOTIFICATION OF PLANNING RESULTS

**LW/17/0634**  
**4 Findon Avenue**  
**E. Saltdean**  
**BN2**

**Planning Application for conversion of existing garage into residential annex.**

Lewes DC **GRANTS PERMISSION** subject to condition requiring the annex not to be used other than as ancillary to the main dwellinghouse. Telscombe's Planning & Highways Committee **SUPPORTED** the application subject to an informative requiring the annex to be used in conjunction with the main house.

**LW/17/0763**  
**10 Chailey Crescent**  
**Saltdean**  
**East Sussex**  
**BN2**

**Planning Application for Single storey side extension and conservatory to the rear.**

Lewes DC **GRANTS PERMISSION** subject to conditions requiring matching materials to be used and hours of construction work restricted. Telscombe's Planning & Highways Committee **SUPPORTED** the application subject to conditions requiring matching materials to be used, and a construction management plan to be approved setting out delivery hours after 9.30am to help prevent congestion on A259.

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**LW/17/0820**  
**76 Northwood Avenue**  
**E. Saltdean**  
**BN2**

**Planning Application for removal of the existing garage and erection of side extension.**

Lewes DC **GRANTS PERMISSION** subject to conditions requiring matching materials and working hours to be restricted. Telscombe's Planning & Highways Committee **SUPPORTED** the application subject to conditions requiring matching materials to be used, restricted working hours, and a construction management plan to be approved setting out delivery hours after 9.30am to help prevent congestion on A259.

**LW/17/0843**  
**52 Telscombe Cliffs Way**  
**Telscombe Cliffs**  
**BN10**

**Planning Application for single storey rear extension, demolish existing garage and erection of new garage.**

Lewes DC **GRANTS PERMISSION** subject to conditions requiring matching materials and construction work and deliveries between 0800 and 1800. Telscombe's Planning & Highways Committee **SUPPORTED** the application subject to matching materials and approval of a construction management plan setting out delivery of construction materials to be after 9.30am to help prevent congestion on A259.

**LW/17/0844**  
**359 South Coast Road**  
**Telscombe Cliffs**  
**BN10**

**Planning Application for Hip to Gable Roof extension with rear dormer, two front dormers and single storey conservatory extension.**

Lewes DC **GRANTS PERMISSION** for the application subject to matching materials, construction work and deliveries between the hours of 0800 and 1800, Construction Environment Management Plan to be approved setting out mitigation measures for all environmental effects, including the traffic, dust, air pollution. Telscombe's Planning & Highways Committee **SUPPORTED** the application subject to a construction management plan setting out deliveries being after 9.30am, to help prevent congestion on A259. To use obscure glazing on rear west side bedroom to prevent overlooking with 361 South Coast Road.

**LW/17/0862**  
**363 South Coast Road**  
**Telscombe Cliffs**  
**BN10**

**Planning application for new 3m high advertising sign for restaurant.**

Lewes DC **GRANTS PERMISSION.** Telscombe's Planning & Highways Committee **SUPPORTED** the application.

**LW/17/0900**  
**376 South Coast Road**  
**Telscombe Cliffs**  
**BN10**

**Advertisement Consent for application for New 7.0 high roadside pole sign to replace existing 5.0m roadside pole sign.**

Lewes DC **GRANTS** express consent to display an advertisement. Telscombe's Planning & Highways Committee **SUPPORTED** the proposal.

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LW/17/0880  
78 Northwood Avenue  
E. Saltdean  
BN2

**Planning application for single storey front extension.**  
Lewes DC GRANTS PERMISSION subject to condition requiring matching materials and construction hours to be restricted. Telscombe's Planning & Highways Committee SUPPORTED the application subject to matching materials being used.

The Committee noted the planning results above.

## **2110. TO NOTE ACTION LOG**

Cllr. J. Wilkins that she had not received any reply to her email seeking sponsorship from Paradise Park so would potentially think of alternative ways forward. The Clerk would be meeting Burley's in the New Year and offered to ask about sponsorship at the meeting. Cllr. D. Neave suggested that if fruit trees were permissible then it may be possible to contact the community orchard in Peacehaven and see whether they would have any suggestion for sponsorship.

Cllr. J. Wilkins to email ESCC and establish whether fruit trees would be acceptable on the highway.

The Planning & Highways Committee noted the log.

## **2111. TO APPROVE RETROSPECTIVE EAST SUSSEX HIGHWAYS CONTRACT FOR MAINTENANCE OF STREET LIGHTS**

The Planning & Highways Committee unanimously agreed to approve the contract.

## **2112. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING**

Cllr. D. Neave reported that the lights along Telscombe Cliffs Way were out. The Clerk asked for lamp post numbers so that she could report to East Sussex Highways.

Signed.....  
CHAIRMAN

*NB Next meeting of the committee – Monday 8<sup>th</sup> January 2018 7.30pm*