

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 20<sup>th</sup> MARCH 2017** in Civic Centre at 7.30 pm.

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

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

## **1989. PUBLIC QUESTION TIME**

There were no questions from the public present.

## **1990. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr. R. Maskell who was attending another meeting, Cllr. A. Loraine and Cllr. D. Brindley who were working, Cllr. J. Harris who had been at the hospital. The apologies were accepted unanimously by the Committee.

## **1991. MEMBERS DECLARATIONS OF INTEREST**

Cllr. T. Armour declared an interest in Agenda Item.8 as he managed Stud Farm where the key applicants had horses stabled. The Committee agreed that Cllr. Armour could remain in the room during the Agenda item.

## **1992. TO DISCUSS AND APPROVE THE MINUTES OF MONDAY 27th FEBRUARY 2017**

The Committee discussed the minutes of the meeting and on Item 1988 p. 2587 it was noted that a slight mistake had occurred and the street name minuted was inaccurate. The item should read Fairlight Avenue not Ambleside Avenue. The Committee unanimously agreed that the Chair should sign all pages as accurate with the exception of page 1988, which would be amended by the Clerk and brought back at the next meeting for sign off.

## **1993. PLANNING APPLICATIONS**

**LW/17/0107**

**168 Bannings Vale E.  
Saltdean BN2**

**Raise the ridge height to create loft conversion with rear dormer.**

The Planning & Highways Committee considered the application and **SUPPORT** the proposal subject to limited hours of construction work to protect neighbouring amenities and that development shall not take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all construction traffic during the period to help reduce congestion on the A259 during peak hours Reason: In the interests of amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy and the National Planning Policy Framework.

# TELSCOMBE TOWN COUNCIL



**LW/17/0154**  
**53 Ashurst Avenue E.**  
**Saltdean BN2**

## **Demolition of existing dwelling and replacement with detached dwelling.**

The Planning & Highways Committee considered the application and welcome the PassiveHaus proposal in the town. The Committee **SUPPORT** the proposal subject to materials to be approved prior to commencement, as the site is within close proximity of the South Downs National Park. Construction hours to be restricted to protect neighbouring amenities. Development shall not take place until a Construction Environment Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all construction traffic during the period to help reduce congestion on the A259 during peak hours, and should set out waste minimisation plan including potential asbestos removal. Reason: In the interests of amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy and the National Planning Policy Framework.

**LW/17/0170**  
**Eastcliffe 6 Hamsey**  
**Road, E. Saltdean BN2**

## **Demolition of existing conservatory and balcony and erection of front extension and balcony.**

The Planning & Highways Committee considered the application and **SUPPORT** the application subject to restricted hours of construction work, to protect neighbouring amenities and development shall not take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all construction traffic during the period to help reduce congestion on the A259 during peak hours. Reason: In the interests of amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy and the National Planning Policy Framework.

**SDNP/17/00455/FUL**  
**Landour, Gorham's**  
**Lane, Telscombe**  
**Village BN7**

**Demolition and rebuilding of chalet style bungalow and garage.** The Planning & Highways Committee considered the application and while have no objections to the demolition or rebuild of this property, would **OBJECT** to the use of a metallic roof design which is out of keeping with the wider South Downs National Park designation. Should the application be approved then the Planning & Highways Committee would request the following conditions be attached.

Development shall not take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all construction traffic during the period to help reduce congestion on the A259 during peak hours and work out how construction materials will reach a site which has no direct access from any road or pathway. Reason: In the interests of amenity of the locality

# TELSCOMBE TOWN COUNCIL



in accordance with policy ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy and the National Planning Policy Framework.

**SDNP/17/1007/HOUS**  
**Telscombe Manor,**  
**Gorhams Lane**  
**Telscombe Village BN7**

**Erection of timber and double glazed garden room (resubmission of application SDNP/16/04709/HOUS)** The Planning & Highways Committee considered the application and **SUPPORT** the proposal subject to a condition that development shall not take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Planning Authority. The approved plan shall set out the arrangements for managing all construction traffic during the period to help reduce congestion on the C7 during peak hours and on Gorham's Lane which is a single lane village road which is needed to be open at all times as this is the only way in and out of the village. Reason: In the interests of amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy and the National Planning Policy Framework.

## **1994. NOTIFICATION OF PLANNING RESULTS**

**LW/17/0037**

**33 Bannings Vale, E.**  
**Saltdean, BN2**

Section 73A Retrospective application for the erection of a shed at the front of the property. Lewes DC **Granted** permission. Telscombe Planning & Highways Committee also supported the proposal.

The Committee noted the planning results above.

## **1995. TO NOTE ACTION LOG**

The Planning & Highways Committee noted the log.

## **1996. TO APPROVE BRIDLEWAY 8 PADLOCK KEYS.**

The Planning & Highways Committee considered the Key applications from Susie Edwards and Liberty Gage and on confirmation that they both had horses stabled at Stud Farm the Committee unanimously agreed to provide keys to both applicants.

# TELSCOMBE TOWN COUNCIL



**1997. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING.**

Cllr. G. Maskell asked the Clerk whether it would be possible for any of the logs created from the tree works being undertaken in the park, to go to Telscombe Cliffs Primary for seating. The Clerk confirmed that this should be possible and she would talk to the tree surgeons over the next few days and update. Cllr. Maskell also asked whether the Clerk would like the redundant bike stands from the school and the Clerk confirmed that the Council would be grateful of the donation as they will be looking at bike hire scheme in the future.

Cllr. T. Armour asked the Clerk whether it was possible to put something around the cattlegrid on Bridleway 8 as there ground was very uneven around the edges of the cattlegrid. Peter Seed Resident suggested that chalk be taken from the South of the Tye by A259 and used for this purpose. The Committee agreed that this would be a good way forward and Cllr. T. Armour was asked to progress the matter.

There being no further business the meeting was closed at 9.03pm.

Signed.....  
CHAIRMAN

*NB Next meeting of the committee – Monday 10<sup>th</sup> April 2017 at 7.30pm*