

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 22nd MAY 2017** in Civic Centre at 7.30 pm.

PRESENT:- Cllr. J. Wilkins (*Ex-O*), Cllr. D. Brindley, Cllr. A. Loraine,
Cllr. D. Neave (*Chairman*), Cllr. J. Harris

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

2016. TO APPOINT A CHAIRMAN AND VICE CHAIRMAN OF THE COMMITTEE.

Cllr. J. Harris nominated Cllr. D. Neave as Chairman of the Committee, this was seconded by Cllr. D. Brindley and unanimously agreed.

Cllr. D. Neave nominated Cllr. J. Harris as Vice Chairman of the Committee, this was seconded by Cllr. D. Brindley and unanimously agreed.

2017. PUBLIC QUESTION TIME

The meeting was adjourned at 7.36pm for public question time.

Peter Seed asked the Committee to clarify why in item 2015 p. 2614 the Council were not landowners on the cliff top when they had areas of the Tye on the south side of the A259. The Clerk clarified that the National Coastal footpath was using the existing coastal footpath and that the Council's land did not abut the footpath and therefore we were not considered by Natural England as landowners that they needed to involve in this stage of the project. If in the future the footpath were to be set back and then abut the land owned by Telscombe Town Council then we would become landowners for consultation with Natural England.

There being no further questions the meeting was re-convened at 7.40pm

2018. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr. T. Armour and Cllr. A. Mendoza who were both working. The apologies were accepted unanimously by the Committee.

2019. MEMBERS DECLARATIONS OF INTEREST

No interests were declared.

2020. TO DISCUSS AND APPROVE THE MINUTES OF MONDAY 3rd MAY 2017.

The minutes were proposed by Cllr. D. Brindley and seconded by Cllr. J. Harris. The Committee unanimously agreed to approve the minutes. The Chairman signed the minutes as an accurate record.

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2021. PLANNING APPLICATIONS

LW/17/0100
1 Church Close,
Telscombe Cliffs, BN10

S73A retrospective application for the erection of wooden garden building.

The Planning & Highways Committee considered the application and **OBJECT** to the proposal on the grounds that the building is an overdevelopment of the site, reducing the amenity space of the host dwelling. It's siting and design are contrary to ST3 of the saved policies. The Committee noted that two objections were received from members of the public both refer to the use of the building for business premises and the disturbance this causes. While it is appreciated by the Council that a change of use application was not before the Committee, Councillors would like Lewes DC to investigate this matter as it would appear that a change of use of the premises has occurred.

LW/17/0316
1 Ashurst Avenue, E.
Saltdean, BN2

Demolition of existing dwelling, construction of a new two storey containing four separate 2 bedroom units.

The Planning & Highways Committee considered the application and **SUPPORT** the application subject to conditions requiring ground levels to be approved by the Planning Authority prior to commencement, to protect neighbouring amenities. Details of materials to be approved. Details of landscaping to be approved. A construction management plan to be approved prior to commencement shall include details of locations of parking contractors, delivery parking and transit to be after 9.30am to help prevent congestion on the A259 and the locations for stationing plant/machinery clear of the public highway.

LW/17/0320
2 Telscombe Cliffs
Way, Telscombe Cliffs
BN10

Erection of a proposed two bedroom bungalow on land to rear.

The Planning & Highways Committee considered the application and **SUPPORT** the application subject to conditions requiring approval of a landscaping plan to include resurfacing of the vehicular access from the pavement to entrance of the site to ensure that there is no noise or traffic movements causing disturbance to the neighbouring no. 2 Telscombe Cliffs Way. Any such landscaping plan should include measures for dealing with surface water drainage. The approval of a construction management plan, to include details of locations of parking contractors, delivery parking and transit to be after 9.30am to help prevent congestion on the A259 and the locations for stationing plant/machinery clear of the public highway. The Committee would like it noted that the vehicular access is also a well used pedestrian footpath and any parking along the vehicular access route will lead to problems for pedestrian movements. Floor levels and materials to be approved prior to commencement.

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LW/17/0364
101 Cissbury Crescent,
E. Saltdean BN2

Single Storey Rear Extension.

The Planning & Highways Committee **SUPPORT** the application subject to a condition requiring details of the extension roof lights and their position in relation to neighbouring property bedroom windows being approved by the Planning Authority prior to commencement. This is to prevent light disturbance to the neighbouring windows. A condition requiring matching materials to ensure in keeping with the neighbouring properties.

East Sussex County
Council PN/2017/01
Portobello Pumping
Station South Coast
Road, Telscombe BN2

Prior Notification of proposed demolition of two redundant steel frame structures adjoining the main building.

The Planning & Highways Committee **SUPPORT** the proposal but would like it noted that the works will be undertaken in close proximity to a local business which relies on summer tourism (The Smugglers Rest) and any dust or noise during the summer months is likely to have a detrimental impact on this business. Therefore details should be approved on how noise and dust will be mitigated.

2022. NOTIFICATION OF PLANNING RESULTS

LW/17/0181
36 Nutley Avenue
E. Saltdean BN2

Erection of rear extension.

Lewes DC **GRANTS** permission for the application subject to conditions requiring external materials to be similar in appearance and construction work to be restricted to 8am-6pm Mon to Fri and 8.30am – 1pm on Sat.

Telscombe Planning & Highways Committee **SUPPORTED** the application subject to conditions requiring matching materials, restricted working hours and a construction traffic management plan to help ease congestion on A259 and ensure highway safety.

LW/17/0191
26 The Ridings
Telscombe Cliffs
BN10

Erection of side two storey extension and rear single/two storey extension.

Lewes DC **GRANTS** permission for the application subject to conditions requiring external materials to be similar in appearance and construction work to be restricted to 8am-6pm Mon to Fri and 8.30am – 1pm on Sat. Telscombe Planning & Highways Committee **SUPPORTED** the application subject to conditions requiring matching materials, restricted working hours and a construction traffic management plan to help ease congestion on A259 and ensure highway safety.

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2022. NOTIFICATION OF PLANNING RESULTS CONTINUED.

LW/17/0209
107 Rodmell Avenue, E.
Saltdean BN2

Erection of a part single storey, part two storey extension to the side and rear associated alterations.

Lewes DC **GRANTS** permission for the application subject to conditions requiring external materials to be similar in appearance and construction work to be restricted to 8am-6pm Mon to Fri and 8.30am – 1pm on Sat. No development to be carried out until a Construction Traffic Management Plan has been submitted and approved by the Local Planning Authority. This shall include details of the locations for the parking of contractors, delivery vehicles and the locations for stationing plant/machinery clear of the public highway. Telscombe Planning & Highways Committee **SUPPORTED** the application subject to conditions requiring matching materials, restricted working hours and a construction traffic management plan to help ease congestion on A259 and ensure highway safety.

SDNP/16/04710/LIS
Telscombe Manor,
Gorham's Lane
Telscombe Village BN7

Erection of timber and double glazed garden room (resubmission of application SDNP/16/04710/LIS)

South Downs National Park Authority **GRANTS** Listed building consent as per the approved drawings. Telscombe Planning & Highways Committee **SUPPORTED** the application subject to a Construction Traffic Management Scheme to help ensure highway safety in the village of Telscombe.

The Committee noted the planning results above.

2023. TO NOTE ACTION LOG

The Planning & Highways Committee noted the log.

Cllr. J. Wilkins explained to the Committee that as a Mayoral project she was celebrating the occasion being 40 years after her father was Mayor, with planting 40 trees across the town. The trees would hopefully be donated by a local company. The Clerk explained that while this was a good idea, the roads have to be surveyed before planting and therefore East Sussex County Council would need the trees to be brought forward as groups, rather than individual planting. It was therefore agreed that Cllr. J. Wilkins and Cllr. D. Brindley would work with the Clerk to get together details of the project and report back to Planning & Highways.

2024. TO CONSIDER ITEMS ON PART 3 OF THE BUSINESS PLAN

The Committee considered the items on the Business Plan and agreed that the Neighbourhood Plan was progressing well. It was decided by the Committee to nominate Cllr. Neave as the dedicated member on the Neighbourhood Plan Steering Group. It wasn't clear whether the business plan needed to be updated or how this was done, so it was felt that further clarification would be required.

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2025. TO APPROVE APPLICATIONS FOR BRIDLEWAY 8 GATE KEYS FROM E. KOUTSOURSIS AND L. FLOWER.

As Cllr. T Armour was not at the meeting the Committee requested that the Clerk send an email and seek confirmation that these applicants had horses at Stud Farm.

2026. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

The Chairman notified the Committee that Arundel Road in Peacehaven would be closed for road repairs.

The issues were noted and there being no further business the meeting was closed at 9.07pm.

Signed.....
CHAIRMAN

NB Next meeting of the committee – Monday 12th June 2017 at 7.30pm