

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 24th JULY 2017** in Civic Centre at 7.30 pm.

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

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

2050. PUBLIC QUESTION TIME

The meeting was adjourned at 7.32pm for public question time.

There being no questions from the public, the meeting was reconvened at 7.33pm

2051. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr. J. Harris who had a hospital appointment, and Cllr. A. Loraine who was working. The apologies were accepted unanimously by the Committee.

2052. MEMBERS DECLARATIONS OF INTEREST

There were no declarations of interest.

2053. TO DISCUSS AND APPROVE THE MINUTES OF MONDAY 3rd JULY 2017

Cllr. J. Wilkins raised Item 2048 p.2643, and asked whether Mr. L. Payle had been given a key to the Bridleway 8 Gate. The Clerk confirmed that the tenancy of the applicant was long term and a key had been allocated.

Cllr. J. Wilkins raised item 2049 p.2644 and asked whether the hole in the wet pour had been repaired. The Clerk confirmed that the hole had been repaired on the 19th July.

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

2054. PLANNING APPLICATIONS

SDNP/17/02986/LIS
Telscombe Manor,
Gorham's Lane,
Telscombe, BN7

Lowering of the height of a section of garden wall.

The Planning & Highways are of the opinion that the application has not met the requirements of para 128 of the NPPF however, **SUPPORT** the proposal subject to a condition that no development take place till a written record of the historical agricultural wall is submitted to the LPA for preservation of historical information.

The Committee would also like add an informative that suggests the applicant has a waste minimisation plan that ensures the original materials from the wall are stored for future use at the property.

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2055. NOTIFICATION OF PLANNING RESULTS

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

Planning Application for Section73A retrospective application for erection of wooden garden building.

Lewes DC **GRANTS PERMISSION** for the erection of wooden garden building subject to one condition requiring the garden building only to be used for purposes ancillary to the residential use of the building. Telscombe Planning & Highways Planning Committee **OBJECTED** to the application on the grounds, of being an overdevelopment of the site, lack of garden amenity space, siting and design. The Committee noted that two objections were received from members of the public, both refer to the use of the building as a business premises and the disturbance this causes. The Committee requested that Lewes DC investigate the matter further as it would appear a change of use had occurred.

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

Planning Application for the erection of a proposed 2 bedroom bungalow on land to rear of 2 Telscombe Cliffs Way.

Lewes DC **GRANTS PERMISSION** for the proposal subject to ten conditions requiring prior approval of external materials. A construction management plan including details of parking arrangements. Details of cycling facilities and car parking facilities, landscaping plan, all hard surfaces incorporated into the plan to be of porous materials and designed to direct run off to soakaways. Ground levels to be approved. Construction work deliveries to be between 8am and 6pm Mondays to Fridays and 8.30am and 1pm on Saturdays. The Planning & Highways Committee considered the application and **SUPPORT** the proposal 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 and therefore complying with saved policy ST4. 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 a well used pedestrian footpath and any parking along the vehicular access route will lead to problems for pedestrian movements. Details of materials and floor levels to be approved by the Local Planning Authority prior to commencement.

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2055. PLANNING RESULTS CONTINUED

- LW/17/0342**
120 Oaklands Avenue
E. Saltdean BN2
- Planning Application for the rear extension and raised deck, roof conversion (revision to LW/14/0892).**
Lewes DC **GRANTS PERMISSION** for the application subject to conditions requiring prior approval of external materials, the windows in the east elevation of the dormer to be glazed with obscure glass, fixed shut. Construction work was restricted to 8am - 6pm Monday to Friday and 8.30 to 1pm on a Saturday. Telscombe's Planning & Highways Committee **SUPPORTED** the proposal subject to conditions requiring a construction management plan and matching materials.
- LW/17/0316**
1 Ashurst Avenue
E. Saltdean BN2
- Planning application for the demolition of existing house, construction of a new two storey dwelling containing four separate 2 bedroom units.**
Lewes DC **GRANTS PERMISSION** for the application subject to 14 conditions requiring prior approval of external materials, methods of dust suppression, Construction Traffic Management Scheme, approval of cycle parking scheme and car parking facilities. All glazing in the north west elevation shall be non-opening. Telscombe Planning & Highways Committee **SUPPORT** the application requesting conditions for prior approval of ground levels, external materials and landscaping. A construction management plan detailing location of construction parking and transit of materials to be after 9.30am to help prevent congestion on the A259.
- LW/17/0408**
74 Rodmell Avenue,
E. Saltean E. Sussex
BN2
- Planning Application for demolition of conservatory and erection of a single storey rear extension and front extension widening of driveway.**
Lewes DC **GRANTS PERMISSION** for the application with no conditions. Telscombe's Planning & Highways Committee **SUPPORT** the proposal subject to a condition requiring a construction management plan to include details of construction parking and transit of materials to be undertaken after 9.30am to help prevent congestion on the A259. The Committee also noted that Rodmell Avenue is a bus route and possible a classified road, if this was the case then the applicant would need further consents to widening his crossover.
- LW/17/0443**
86 Wicklands Avenue
E. Saltdean BN2
- Planning application for the demolition of conservatory and reinstatement of terrace including fitting of new edge protection to terrace and first floor existing balcony.**
Lewes DC **GRANTS PERMISSION** for the application with no conditions. Telscombe Planning & Highways Committee **SUPPORTED** the proposal with no conditions.

The Committee noted the planning results above. There was some discussion around the use of the construction management plan and how Lewes DC use it for some applications but not others.

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2056. TO NOTE THE NEIGHBOURHOOD PLAN REPORT

The Clerk confirmed that the tender had now been sent out to the three neighbourhood planning consultants all of whom had said they will submit a proposal by the deadline of the 1st September 2017.

2057. TO NOTE ACTION LOG

The Planning & Highways Committee noted the log.

The Clerk confirmed that while footpath 12a is open the actual order has not been published by ESCC. It is hoped that this will not take too long.

The Clerk confirmed that she would chase work on the Portobello steps as there were some safety concerns.

The Clerk confirmed that the bus shelter refurbishment programme received approval from Full Council and the works had now been ordered. Cllr. D. Neave requested that the Clerk write to Brighton and Hove bus company and request a live information board be erected in Telscombe Cliffs Way BUPA nursing home bus shelter.

Cllr. J. Wilkins confirmed that of the sixty letters sent out, twenty two letters had been returned positively asking for trees. The Clerk explained that she had arranged a meeting with ESCC tree officer, James Newmarch in August and would be discussing the "Trees for Telscombe" project. Cllr. J. Wilkins asked that she be notified of the meeting so that she could attend. The Clerk agreed that she would send through information once date and time had been confirmed.

2058. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

Cllr. T. Armour confirmed that Southern Water had constructed a spur pipe from Bank Cottage to enable the church to have water at a later date.

The Clerk notified the Committee that she had been contacted by Claremont Planning concerning development of Hoddern Farm to the immediate north of Lower Hoddern Farm. The Town clerk informed the committee that she intended to invite the agent to the Council for a meeting.

Cllr. D. Neave informed the Committee that Southern Water had commented on the Lower Hoddern Farm application and had not supported the application unless more sewerage infrastructure was to be developed as part of the application.

There being no further business the meeting was closed at 8.34pm.

Signed.....
CHAIRMAN

NB Next meeting of the committee – Monday 14th August 2017 at 7.30pm
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