

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 25th April 2016** in Civic Centre at 7.30 pm.

PRESENT:- Cllr. D. Neave (*Chairman*), Cllr. J. Harris, Cllr. G. Maskell, Cllr. R. Maskell, Cllr. A. Mendoza, Cllr. J. Wilkins, Cllr. D. Brindley

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

1845. PUBLIC QUESTION TIME

There were no questions from members of the public.

1846. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr. W. Botting who was working, The Committee unanimously accepted the reasons for absence and Cllr. R. Maskell was agreed as substitute for Cllr W. Botting.

1847. MEMBERS DECLARATIONS OF INTEREST

Cllr. D. Brindley declared an interest in planning application LW/16/0080, 29 Tyedean Road, Telscombe Cliffs.

1848. TO APPROVE AND SIGN MINUTES OF THE MEETING HELD ON MONDAY 4th APRIL 2016

The minutes of the above meeting were proposed by Cllr. J. Harris, seconded by Cllr. J. Wilkins and approved unanimously by the Committee. The minutes were duly signed as accurate by the Chairman.

1849. MATTERS ARISING

Min 1833, p 2451 – Cllr. G. Maskell asked whether the requested road closure for Central Avenue had been approved. The Clerk advised that the road closure had not been confirmed at this time but East Sussex Highways Authority had no objections to the road closure.

Min 1830, p 2450 – Cllr. D. Neave asked if there had been any update with regards to the materials being used at 125 Ambleside Avenue. The Clerk informed the Committee that the applicant had phoned earlier in the week to say that he would bring samples along to the Committee of the materials being used, but in the intervening time had gained planning permission from Lewes DC so there had been little need for him to now to provide samples.

1850. PLANNING APPLICATIONS

**LW/16/0080
29 Tyedean Road
Telscombe Cliffs
BN10**

Roof Conversion and S73A retrospective application for single storey rear extension.

The Committee considered the application and SUPPORT the proposal.

Proposed by Cllr. A. Mendoza, seconded by Cllr. J. Harris.

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LW/16/0095
2 Cowden Road,
E. Saltdean,
BN2

Demolition of existing 3 bedroom bungalow and garage and erection of 1.5 storey house and garage.

The Committee considered the application and SUPPORT the proposal subject to conditions

- 1) That samples of external materials be approved by Lewes DC prior to commencement to ensure that the building fits in with the street scene.
- 2) That working hours be restricted to prevent harm to neighbouring amenities.
- 3) That any damage to the public highway/grass verges caused by construction or delivery of construction materials be repaired prior to completion, in order to protect the town's amenities.

Proposed by Cllr. D. Brindley and seconded by Cllr. J. Wilkins

LW/16/0116
187 Telscombe
Cliffs Way,
Telscombe Cliffs,
BN10

Erection of four bedroomed detached house with internal double garage (replacement of planning approval LW/13/0099)

The Committee considered the application and SUPPORT the proposal subject to conditions:

- 1) That working hours be restricted to prevent harm to neighbouring amenities.
- 2) That matching materials be used to protect the street scene.

Proposed by Cllr. D. Brindley and seconded by Cllr. J. Harris.

LW/16/0210
11 Bannings Vale,
E. Saltdean, BN2

Roof Conversion

The Committee considered the application and SUPPORT the proposal subject to conditions:

- 1) That any damage to the public highway/grass verges caused by construction or delivery of construction materials be repaired prior to completion, in order to protect the town's amenities.
- 2) Limited hours of construction working to protect the amenities of neighbouring properties.

Proposed by Cllr. A. Mendoza and seconded by Cllr. D. Brindley.

1851. NOTIFICATION OF PLANNING RESULTS

LW/15/0999
Grassmere Court,
Grassmere Avenue,
Telscombe Cliffs,
BN10

Erection of 6 x one bedroom flats with car parking spaces.

Lewes DC **GRANTS** planning permission subject to 9 conditions requiring restricted hours of work, materials to be approved, floor levels to be submitted and approved, hard and soft landscaping scheme to be approved, delivery of construction materials to only be delivered between 10am & 2pm, parking spaces to be built in accordance with approved plan and the dwellings shall only be used as affordable housing other than in accordance with "Right to Buy" legislation.

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LW/15/0999
Grassmere Court,
Grassmere
Avenue, Telscombe
Cliffs, BN10
Continued...

The Planning & Highways Committee considered the application and SUPPORTED the proposal subject to the following conditions:

- 1) That a parking plan is approved prior to occupation - to ensure that parking is available for all occupants and visitors.
- 2) That the proposed flats be prioritised for residents of Telscombe Cliffs - to ensure that local housing needs are met.
- 3) That a hard and soft landscaping plan is approved prior to occupation to ensure that there is adequate planting on the site.
- 4) That all construction materials are delivered and unloaded within the site between the hours of 10am and 2pm. The site is within close proximity to Telscombe Cliffs School. Grassmere Avenue and Telscombe Cliffs way are primary traffic and pedestrian routes to and from the school and any parked delivery vehicles by the junction could be hazardous.
- 5) That any damage caused to the highway (including grass verge) by construction or deliveries are fully repaired prior to occupation. The highways are in poor condition and any further damage to the highways may be hazardous to pedestrians and motorists.

30 Fairlight
Avenue, Telscombe
Cliffs, BN10

Side Extension and loft conversion to include the raising of the ridge. Lewes DC **GRANTS** planning permission subject to 3 conditions, requiring matching materials, the dormer window in the rear elevation to be obscured glazed and fixed shut, and restriction on construction hours.

The Planning & Highways Committee discussed the impact of the proposal of the side extension being in front of Cliff Gardens building line and are of the opinion that as the property faces Fairlight Avenue that the proposal would not be out of context with the street scene in Cliff Gardens. The Committee therefore SUPPORT the application subject to the following conditions.

- 1) The first floor bathroom window be obscured glazed to protect the privacy of no. 2 Cliff Gardens.
- 2) Limited hours of construction working, to protect the amenities of neighbouring properties.
- 3) Any damage to the grass verge caused by deliveries or construction, be repaired and made good by completion of development, to ensure the protection of the street scene.
- 4) Matching materials be used, to ensure satisfactory development in keeping with the locality.

The Committee noted the results above.

1852. TO NOTE ACTION LOG

Mr. P. Seed explained to the Committee that while the order had been made for Footpath 12a, Southern Water now needed to apply for planning permission to amend a condition attached to the original planning permission for the waste water works, as the condition prevented fencing being erected on any of the Southern Water sites, and Southern Water were insisting that a fence be erected along Footpath 12a to protect walkers from traffic.

The Committee noted the action log.

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1853. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING AND/OR INCLUSION ON A FUTURE AGENDA

Cllr. Wilkins reported that on the evening of April 20th a car was parked in Fairlight Avenue that obstructed the pavement. The Chairman advised that should the incident occur again that details of the car be taken to be reported to the police. Also that though a request had been made from the Town Council to extend the traffic order preventing parking on grass verges, that it was unlikely East Sussex County Council would undertake this to all areas. However, Cllr. D. Neave did inform the Committee that a traffic count appeared to have been undertaken on Saturday morning on the A259 and would see if any information could be gained about this at the Strengthen Local Relationship (SLR) meeting on May 6th.

Cllr. G. Maskell requested that at the SLR meeting it also be asked if there was a date for when the parking order would be implemented. She informed the Committee that while the new car park for the school had been scheduled for the Easter Holidays the work had not been commenced.

Cllr. T. Armour asked the Clerk to contact southern water to report that where the flow valve behind St. Laurence Church had overflowed there was still contaminated mud on Bridleway 6, and that the metal cover on the flow valve had not been repaired.

Cllr. T. Armour also asked whether it would be possible to have 15 no parking cones for the Village to prevent obstruction from parked vehicles in the Village.

There being no further business the Chairman closed the meeting at 8.25pm.

Signed.....
CHAIRMAN

NB Next meeting of the committee – Monday 16th May 2016 at 7.30pm