

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 27th FEBRUARY 2017** in Civic Centre at 7.30 pm.

PRESENT:- Cllr T Armour, Cllr D Brindley (*Vice Chairman*), Cllr J Harris, Cllr A Loraine, Cllr G Maskell, Cllr D Neave (*Chairman*), Cllr J Wilkins

Also present: Stella Newman – Deputy Town Clerk (*minutes*)

1978. PUBLIC QUESTION TIME

There were no questions from the public present.

1979. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr R Maskell who was attending another meeting and Cllr A Mendoza due to family commitments. The apologies were accepted unanimously by the Committee.

1980. MEMBERS DECLARATIONS OF INTEREST

There were no declarations of interest.

1981. TO APPROVE AND SIGN MINUTES OF THE MEETING HELD ON MONDAY 6th FEBRUARY 2017

The Committee considered the minutes of the meeting and it was proposed by Cllr T Armour, seconded by Cllr J Wilkins and unanimously **RESOLVED** that they were a true record of the proceedings and were signed as correct by the Committee Chairman, Cllr D Neave.

1982. MATTERS ARISING FOR NOTING

Following a query from Cllr G Maskell, it was noted that although Dan Wynn, Tree Officer from Lewes District Council had given a presentation at the last meeting, it was after the meeting had been closed and was therefore not required to be noted in the minutes.

Min 1969, p 2578 – Cllr Wilkins advised that the padlock was still not on bridleway 8 gate and was advised it will be put on shortly. She also said that the cattle grids will be cleaned within the next 2 weeks and sheep will then go back on the Tye so the padlock will need to be on the gate to contain the sheep.

1983. PLANNING APPLICATIONS

LW/16/1041
50 Bevendean Avenue,
E Saltdean, BN2

Alteration of existing first floor rear dormer to replace windows with full height door and creation of balcony terrace deck.

Following discussion the application was proposed by Cllr D Brindley, seconded by Cllr T Armour and unanimously **SUPPORTED.**

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1983. Contd.

Planning Applications

LW/17/0068

**55 Rodmell Avenue,
E Saltdean, BN2**

Amendment to planning approval LW/16/0798 (rear dormer, velux window installation and hip to gable roof conversion) to amend rear dormer.

Following discussion the application was proposed by Cllr J Harris, seconded by Cllr A Loraine and unanimously **SUPPORTED**, subject to the same conditions as before being to ensure matching materials in accordance with the approved plans to protect the street scene; the hours of work are restricted in order to protect neighbouring amenities; all construction deliveries be after 9.30am due to immediate road network being heavily congested and the detrimental impact on air quality.

LW/17/0085

**174 Bannings Vale,
E Saltdean, BN2**

Erection of a single storey front extension.

Following discussion the application was proposed by Cllr D Brindley, seconded by Cllr J Wilkins and unanimously **SUPPORTED**, subject to ensuring matching materials are used in accordance with the approved plans and deliveries are after 9.30am.

1984. NOTIFICATION OF PLANNING RESULTS

LW/16/0842

**17 Cissbury Crescent,
E Saltdean, BN2**

Planning application for the conversion of existing bungalow to four studio flats to include side extension, demolition of garage and addition of second floor.

Lewes DC **GRANTS PERMISSION** for the application subject to conditions requiring the submission and approval of materials, dust suppression measures, and ground levels prior to commencement.

Construction work hours to be restricted and the lower roof sills on the rear elevation to be at least 1.7 metres above internal floor level.

Telscombe Council **SUPPORTED** the proposal subject to conditions restricting working hours, materials to be matching and construction deliveries to be undertaken after 9.30am, due to road congestion and impact on air quality.

LW/16/1009

**Aqua House, 370 South
Coast Road, BN10**

Planning application for the erection of a rear extension to form six new studio flats.

LewesDC **GRANTS PERMISSION** for the application subject to conditions requiring materials to be approved, parking, parking circle and bicycle parking to be provided prior to occupation, restricted construction working hours, windows in east elevation to be obscure glazing and fixed shut.

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1984. Contd.

Planning Results

LW/16/1009 (Contd)
Aqua House, 370 South
Coast Road, BN10

Telscombe Council **OBJECTED** to the proposal as this would mean a total of 28 flats with only 16 parking spaces. Telscombe Town Council believe that many of the parking spaces would not be functional as spaces are too narrow and there is not enough room for vehicles to turn. No visitor spaces provided, not enough room for emergency or refuse vehicles to enter site. Current parking permit scheme means that no tenants are allowed to use car park. East Sussex County Council should provide further comments on scheme. The rear extension will diminish daylight and potentially sunlight to neighbouring Alpha Court. Windows in eastern elevation will lead to direct overlooking and loss of privacy to residents of Alfa Court.

LW/16/1017
3A Walesbeech Road,
E Saltdean, BN2

Planning Application for loft conversion with Velux Cabrio balcony.

LewesDC **GRANTS PERMISSION** for the application without any conditions.

Telscombe Council **SUPPORTED** the application subject to two conditions a) restricted hours of construction work, b) construction deliveries to be undertaken after 9.30am due to road network congestion and the impact on air quality.

LW/16/1024
92A Rodmell Avenue,
E Saltdean, BN2

Replacement of existing rear extension, pitched roof with a flat roof and access door from the roof space to create a terrace with glass balustrade.

Withdrawn 17/2/2017

Telscombe Town Council **Objected** to the application on the grounds that the addition of flat roof and balustrade will be out of keeping with the original bungalow and that a raised roof terrace would result in noise and disturbance to neighbouring residents.

The Committee noted the planning results above.

1985. TO NOTE PLANNING APPEAL

APP/P1425/16/3166243
28 Crowborough Road,
E Saltdean, BN2

Erection of two bedroom detached chalet bungalow.
The committed noted the appeal.

1986. TO NOTE ACTION LOG

Regarding Footpath 12a, the Town Clerk had been advised by Matthew Harper that he has not heard from Southern Water and is chasing them.

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1987. TO NOTE SOUTH DOWNS NATIONAL PARK COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

It was noted that the levy is £200 per square metre.

1988. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING AND/OR INCLUSION ON A FUTURE AGENDA

Cllr Wilkins reported vehicles parking on the grass verge in Fairlight Avenue and on corners of Grassmere Avenue which is causing a visibility issue. Cllr Neave advised he will take to the SLR meeting and Cllr Wilkins will take photos and forward them to the Town Clerk.

Cllr Loraine advised that his neighbour has had an application for a tree removal in his garden refused, albeit Cllr Loraine has had a previous similar application granted. The Chairman suggested that he contact Dan Wynn at LewesDC.

Cllr Armour queried if double yellow lines are to be extended in Kirby Drive and the Chairman advised that the County Council are concerned that there will be an increase in traffic speed if there is no parking there.

There being no further business the meeting was closed at 8.35pm.

Signed.....
CHAIRMAN

NB Next meeting of the committee – Monday 20th March 2017 at 7.30pm