

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 3<sup>rd</sup> MAY 2017** in Civic Centre at 7.30 pm.

**PRESENT:-** Cllr. A. Mendoza, Cllr. D. Brindley, Cllr. A. Loraine,  
Cllr. D. Neave (*Chairman*),

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

## **2008. PUBLIC QUESTION TIME**

There were no questions from the public present.

## **2009. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr. R. Maskell & Cllr. G. Maskell who were attending a mayoral function. Cllr. J. Wilkins had family commitments, Cllr. J. Harris was recovering from dental treatment and Cllr. T. Armour was working. The apologies were accepted unanimously by the Committee.

## **2010. MEMBERS DECLARATIONS OF INTEREST**

No declarations were declared.

## **2011. TO DISCUSS AND APPROVE THE MINUTES OF MONDAY 10<sup>th</sup> APRIL 2017.**

The minutes were proposed by Cllr. D. Brindley seconded by Cllr. A. Mendoza. The Committee unanimously agreed to approve the minutes.

## **2012. PLANNING APPLICATIONS**

**LW/17/0247**  
**90 Oaklands Avenue,**  
**E. Saltdean BN2**

### **Erection of Rear Extension**

The Planning & Highways Committee considered the proposal and **SUPPORT** the application subject to conditions requiring the windows on the east elevation to be obscure glazed and fitted only with top hung fan lights to ensure no loss of privacy to neighbours. A condition requiring matching materials to be used, to ensure in keeping with the street scene and restricted hours of work to prevent noise disturbance. Deliveries of construction materials to be after 9.30am to help prevent congestion on the A259 and lessen air pollution and any damage to the highway or grass verge adjacent to the property to be made good within one month of completion.

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## 2013. NOTIFICATION OF PLANNING RESULTS

**LW/17/0054**  
**416 South Coast Road**  
**Telscombe Cliffs, BN10**

**Planning Application for alterations to ground floor retail unit to create a two bedroom flat and smaller retail unit.**

Lewes DC **APPROVED** the application subject to conditions restricting construction hours, one off street parking space to be provided, A1 retail use only, residential unit on the ground floor must have noise protection to ensure minimal disturbance from A1 use.

Telscombe Planning & Highways Committee **OBJECTED** to the scheme on the grounds that the commercial unit would be too small to be let, that the parking was not adequate to support residential and commercial and requested that should planning permission be granted that a condition about soundproofing the ground floor residential flat be added as the commercial use would be adjacent to the bedroom.

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

**Planning application for the demolition and replacement of detached dwelling.**

Lewes DC **APPROVED** the planning application subject to ten conditions including construction times, details of external materials and boundary treatment to be approved, a Construction Environment Management Plan setting out the arrangements for all environmental effects during construction period including traffic (workers travel plan) noise, dust and any effects of decontamination of the land.

Telscombe Planning & Highways Committee **SUPPORTED** the application subject to condition restricting hours of construction work, approval of a Construction Environment management Plan setting out arrangements for construction traffic and potential asbestos removal.

The Committee noted the planning results above.

## 2014. TO NOTE ACTION LOG

The Planning & Highways Committee noted the log. The Clerk explained that she had been in contact with the owner of Landour who had stated that when they purchased the building in 2012 they had registered the long usage rights of the bridleway on the title deeds so the use of the Bridleway would not be an issue. However, the owner had not yet created a construction plan or appointed a construction team and once this had been done then the Clerk would be invited to a meeting to discuss what they needed to do and how construction materials could be delivered to cause the least convenience.

The Chair requested that the Clerk receive a copy of the deeds to establish the right of passage over the Tye.

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The Clerk updated the Committee as to the neighbourhood plan development group, which had its third meeting and scheduled its fourth meeting for May 11<sup>th</sup>. At the next meeting Estelle Maisoniall Lewes DC Neighbourhood Planning Officer would be attending the group to give an overview of Lewes DC's role in plan preparation, also in attendance would be Tom Warder from AiRS, a consultant on neighbourhood plans. Also invited to a future meeting was consultant Neil Homer Director of rCOH who had prepared 90 neighbourhood plans including Littlehampton and surrounding areas. Neil Homer would be sending dates through.

The Chair requested that the Clerk chase Andy Le Gresley at ESCC concerning footpath 12A.

**2015. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING**

The Clerk informed the Committee that she had attended a meeting with Natural England concerning the National Coastal Footpath that was currently being designed and as Telscombe were not land owners they were not really involved at this stage, but the Clerk did provide background to the area, including footpath 12a and Southern Water site.

The issues were noted and there being no further business the meeting was closed at 8.05pm.

Signed.....  
CHAIRMAN

*NB Next meeting of the committee – Monday 22<sup>nd</sup> May 2017 at 7.30pm*