

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 4th June 2018** in Telscombe Civic Centre at 7.30 pm.

PRESENT: Cllrs T Armour *Deputy Mayor*, G Maskell, I Sharkey & J Wilkins

Also Present: Stella Newman, Town Clerk & RFO;
Bianca Buss, Amenities Officer (*minutes*)

2186. TO APPOINT A CHAIRMAN AND VICE CHAIRMAN

Cllr G Maskell nominated Cllr Wilkins as Chairman of the committee. Cllr Armour seconded the proposal and Cllr Wilkins was unanimously elected as Chairman.

Cllr G Maskell proposed Cllr Armour as Vice Chairman of the committee, seconded by Cllr Sharkey and Cllr Armour was unanimously elected as Vice Chairman.

The meeting was adjourned to take questions from members of the public.

2187. PUBLIC QUESTION TIME

Two members of the public were present regarding planning application reference LW/18/0364, 363 South Coast Road, Telscombe Cliffs. They wanted to object the application on the following reasons; (a) the plans are too large and will create over development for the residential area, (b) the proposal will create more noise pollution and (c) the extension will overlook property No 1 Central Avenue, Telscombe Cliffs. Cllr Wilkins requested this to be discussed in further detail alongside the residents in question, on agenda number 6, planning applications.

The meeting recommenced.

2188. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr D Brindley and Cllr A Mendoza due to work commitments, Cllr C Robinson due to being on leave and Cllr A Loraine due to illness. These reasons for absence were accepted. Cllr G Maskell was agreed as a sub for Cllr Loraine.

2189. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

2190. TO DISCUSS, APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 14th MAY 2018

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

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2191. PLANNING APPLICATIONS

LW/18/0341
Case Officer:
Mr Piotr Kulik

51 Wicklands Avenue, Saltdean, East Sussex, BN2 8EQ
Amendment to approved application LW/17/1056 to replace existing roof tiles with new grey tiles, the installation of grey tiles to the dormer and gable walls, installation of white uPVC fascia and guttering materials and confirmation of the size of the cabrio window on the front elevation.
The Committee considered the application and it was proposed by Cllr G Maskell, seconded by Cllr Sharkey and unanimously recommended to **SUPPORT** the application

LW/18/0364
Case Officer:
Mr Chris Wright

363 South Coast Road, Telscombe Cliffs East Sussex, BN10 7HH
Build second floor and first floor extension to create three one bedroom flats and one two bedroom flat.
The meeting was adjourned with agreement of the Chair to take further comments from members of the public.
Cllr Wilkins informed the residents that if they wish to object, they will need to write into Lewes District Council. A resident from 2 Deborah Terrace, informed the Committee that the proposal will obstruct the view for the buildings at the east of the road. Cllr Armour advised that other residential properties had extended so would not be out of the ordinary for the area. The resident also raised issues in relation to the additional parking this extension will cause, and the extra noise pollution. Cllr Wilkins advised that the issue with noise should be taken to Environmental Health at Lewes District Council. The resident from 1 Central Avenue raised concerns that the proposal will heavily overlook her property.
The meeting reconvened.
The Committee considered the application and it was proposed by Cllr Armour, seconded by Cllr Sharkey and unanimously recommended to **OBJECT** to the application due to overlooking of property No 1 Central Avenue and the lack of a suitable fire exit, with all dwellings being directed onto the same landing and stairs, which are above the restaurant and kitchen. The Committee also raised concerns of potential parking issues with more cars on a main road with limited space.

2192. NOTIFICATION OF PLANNING RESULTS

Telscombe
LW/17/0972
5A Chailey Avenue
Saltdean BN2 8DP

Planning Application to demolish existing two storey side extension and replace with a 3 bedroom dwelling.
Lewes DC GRANTS permission subject to conditions.
Telscombe's Planning & Highways Committee
OBJECTED to the application.

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Telscombe
LW/18/0235
78 Northwood Avenue
Saltdean BN2 8RG

Planning Application for front porch to existing bungalow dwelling.

Lewes DC GRANTS permission subject to conditions.
Telscombe's Planning & Highways Committee
SUPPORTED the application.

The Committee noted the planning results above.

2193. CIL MONIES RECEIVED FROM LEWES DISTRICT COUNCIL

A report from the Clerk advised that £665.92 had recently been received from LewesDC which, added to the £50 received in November, gives a total of £715.92. The previous monies received totalling £5,917 have been agreed to go towards the playground refurbishments. The Committee considered the information and it was proposed by Cllr G Maskell, seconded by Cllr Armour and unanimously **RECOMMENDED** to delay a decision regarding spending the funds until at least October 2018, when possible further payments for CIL may be received from Lewes District Council. The Council has 5 years from receipt to spend the monies.

2194. NEIGHBOURHOOD PLAN UPDATE & FINANCES

The Town Clerk updated the Committee with the more recent developments, and explained although Cllrs Robinson and Brindley had been appointed as Council representatives, further representation from Councillors at steering group meetings would always be welcome. It was **agreed** that the Town Clerk also attend the meetings and report back to the Planning & Highways Committee.

Payment of £4,788 from the Groundwork UK grant to the consultant and £384 from the House Project to Peacehaven Town Council had been agreed via email by the Committee Chairman and 2 other members and payment was therefore made. These payments were **RATIFIED** by the Committee. The steering group have now requested funds from Telscombe Council of £2,500 to go towards future costs. The Committee considered the information and there was a discussion on what the previous money had been used for, as well as what the additional funds of £2,500 are being earmarked for. The Town Clerk confirmed that she had emailed asking for more information but had not been provided with a definitive list of costs. There were concerns on the lack of details of work carried out by the Consultant and the lack of details to costs and invoicing. Grant monies received to date by Telscombe Council had been spent on the Consultant's work which is why Council funds are now required. Both Peacehaven and Telscombe Councils have earmarked reserves of £5,000 but there was concern as it was agreed Peacehaven would pay 2/3's and Telscombe 1/3, but Peacehaven do not appear to have any further earmarked reserves. The Town Clerk advised the Committee that Thea Petts from the Neighbourhood Planning Office at Lewes District Council had also raised some questions regarding finance.

It was proposed by Cllr Armour, seconded by Cllr G Maskell and unanimously **RECOMMENDED** that this item is taken to the next Policy & Resources Committee meeting to discuss further and for agreement to release Council funds of £2,500.

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2195. STRENGTHENING LOCAL RELATIONSHIPS (SLR) MEETINGS UPDATE

The Committee agreed with the Town Clerk's recommendation that SLR agendas be circulated to all members of the Planning & Highways Committee for attendance if possible, and minutes be brought back to the Committee. Cllr G Maskell thanked the Town Clerk for her support and organisation. Cllr G Maskell confirmed her attendance for the next SLR meeting on Friday 15th June. It was proposed by Cllr G Maskell, seconded by Cllr Armour and unanimously **RECOMMENDED** that there is regular representation from this Committee at future SLR meetings and minutes from the meetings be circulated to the Planning & Highways Committee members.

2196. TO NOTE ACTION LIST

The action list was noted by the Committee.

2197. BRIDLEWAY 8 GATE UPDATE

Following discussion regarding the gate lock, Cllr Armour advised he would provide an updated list of those people that have horses at Stud Farm so will need access to the gate. Cllr Wilkins suggested that a temporary lock was placed on the gate until the new padlock had been fitted. It was proposed by Cllr Armour, seconded by Cllr Sharkey and unanimously **RECOMMENDED** that a temporary combination lock be fitted on the gate and a new padlock be made to fit the existing keys.

2198. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

Cllr G Maskell asked for the SLR agendas to be sent to her as well.

Cllr Armour requested the Town Clerk to bring forward at SLR the option of having a 'Stop Sign' at the junction of Kirby Drive and Heathy Brow.

The Town Clerk asked if anyone could attend the CIL Meeting on 19th June 2018 at 2pm Southover House, Lewes, and to advise her by Friday 8th June 2018.

Cllr Wilkins enquired if there was a possibility of receiving training on planning applications. The Town Clerk provided the Committee with some information she had found on the Planning Portal website that could assist, including application decisions and material considerations.

There being no further business the meeting closed at 9.10pm.

Signed
Chairman

Next meeting of the Committee – Monday 25th June 2018