

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 6th June 2016** in Civic Centre at 7.30 pm.

PRESENT:- Cllr. D. Neave (*Chairman*), Cllr. J. Harris, Cllr. G. Maskell (*Ex-o*),
Cllr. J. Wilkins (*Ex-O*),

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

1863. TO APPOINT A CHAIRMAN AND VICE CHAIRMAN OF THE COMMITTEE

Cllr. D. Neave was nominated as Chairman and Cllr. D. Brindley was nominated as Vice Chairman. Both nominations were proposed by Cllr. J. Wilkins and seconded by Cllr. J. Harris. The committee unanimously supported the proposals.

1864. PUBLIC QUESTION TIME

Mrs. Timmins of Telscombe Cliffs Way explained that she had not received any consultation letter for the original application of Grassmere Court and that the first she knew of any development proposal was when the garages forming her rear boundary were removed and a temporary fence erected. Mrs. Timmins said that this had caused her serious security concerns and wanted to know whether the fence would be reinstated.

On a separate issue but relating to the same buildings, communal satellite dishes had been installed on each of the block of flats and that one of these satellite dishes, was now directly in front of her lounge window and wondered whether it could be moved.

Cllr. D. Neave explained that consultation had not been undertaken correctly by Lewes DC and therefore a new application had been submitted so that further consultation could take place. The Committee sympathised with Mrs. Timmins security concerns and requested the Clerk write to the architects and see if something more substantial could be erected. The Committee also asked for the Clerk to contact the planning enforcement officer at Lewes and see if the satellite dish could be relocated.

1865. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr. A Loraine, who was taking his son to university, Cllr. A. Mendoza who was at the hospital, Cllr. D. Brindley who was on leave and Cllr. T. Armour who working away. The Committee unanimously accepted the reasons for absence.

1866. MEMBERS DECLARATIONS OF INTEREST

None.

1867. TO APPROVE AND SIGN MINUTES OF THE MEETING HELD ON MONDAY 16th MAY 2016

The minutes of the above meeting were proposed by Cllr. G. Maskell, seconded by Cllr. J. Harris and unanimously accepted by the Committee. The Chairman signed the minutes as an accurate record.

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1868. MATTERS ARISING

Item 1861 p 2461 – Cllr. G. Maskell asked whether anything else had been heard from Southern Water about the flow valve in the Village. Cllr. J. Wilkins said she would enquire at the Village Meeting next week and discuss with Cllr. Armour.

1869. PLANNING APPLICATIONS

LW/16/0436 Resubmission of LW/15/0999.

**Grassmere Court,
Grassmere
Avenue
Telscombe Cliffs**

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

- 1) That a parking plan is approved prior to occupation – to ensure that adequate parking is available for all occupants and visitors.
- 2) That the proposed flats be prioritised for residents of Lewes District 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.
- 6) That the crossover is widened to allow better access/exit to be gained to the site. Exiting the site to the east is very difficult with parked cars opposite the crossover and therefore will generate better traffic flow and increase safety.

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1870. NOTIFICATION OF PLANNING RESULTS

- LW/15/0619**
10 The
Esplanade,
Telscombe Cliffs
BN10
- Demolition of two houses and the redevelopment of the site for 7 new residential units.
- Lewes DC **GRANTS PERMISSION** for the development subject to a condition requiring the glazing on the western elevation to be obscure glazing and permanently fixed shut.
- Telscombe Town Council **OBJECTED** to the proposal as it didn't meet parking standards, that parking would take place on land owned by Lewes DC. That the site entrance was too narrow and unsafe for pedestrians accessing the car parking area. That the entrance to the first storey units would be in close proximity to a ground floor bedroom and would cause disturbance and that the materials were out of keeping with the character of the area.
- LW/16/0080**
29 Tydean Rd,
Telscombe Cliffs
BN10
- S73a retrospective application for a roof conversion/extension and single storey rear extension.**
- Lewes DC **GRANTS PERMISSION** for the development subject to conditions requiring glazing on the upper floor side elevations to be obscure glazed and fixed shut. Telscombe Town Council **SUPPORTED** the proposal.
- LW/16/0095**
2 Cowden Road,
E. Saltdean BN2
- Demolition of existing 3 bedroom bungalow and garage and erection of a 3 bedroom 1.5 storey house and garage.**
- Lewes DC **GRANTS PERMISSION** for the development subject to conditions to approve materials, hard and soft landscaping, details of ground levels, and requiring that the two ground floor windows on the southern elevation be obscure glazing and non-opening. Construction hours are limited.
- Telscombe Town Council **SUPPORTED** the proposal subject to conditions requiring materials to be approved by Lewes DC, working hours to be restricted and any damage to the grass verge/highway caused by construction to be repaired.
- LW/16/0210**
11 Bannings
Vale, E. Saltdean
BN2
- Roof Conversion**
- Lewes DC **GRANTS PERMISSION** for the development subject to conditions requiring approval of external materials. The upper floor windows in the east and west elevation to be obscure glazed and construction hours to be limited.
- Telscombe Town Council **SUPPORTED** the proposal subject to conditions requiring the grass verge/highway to be repaired should any damage be caused by construction deliveries, and for construction hours of work to be limited.

The Committee noted the results above.

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1871. TO NOTE ACTION LOG

The Committee noted the action log.

1872. TO ADJUDICATE BRIDLEWAY 8 GATE KEY HOLDER APPLICATION

The Committee discussed the application but was unable to clarify why what field the horses were actually in and why access through the gate was required. Therefore the Committee decided to defer the decision till the next committee so that Cllr. Armour could provide further information.

1873. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING AND/OR INCLUSION ON A FUTURE AGENDA

Cllr. J. Harris reported that the deliveries from Toyota Garage transporters were now damaging the footpath. Cllr. Neave agreed and reported that there was a defect on the Coast Road Verge and that there was a further defect on the Ambleside Avenue paving. These matters will be taken to next Strengthening Local Relationships meeting in July.

There were no further matters reported.

There being no further business the Chairman closed the meeting at 8.23pm.

Signed.....
CHAIRMAN

NB Next meeting of the committee – Monday June 27th 2016 at 7.30pm