

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 8th August 2016** in Civic Centre at 7.30 pm.

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

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

1890. PUBLIC QUESTION TIME

There were no questions from members of the public.

1891. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr. R. Maskell who was on annual leave.

1892. MEMBERS DECLARATIONS OF INTEREST

None.

1893. TO APPROVE AND SIGN MINUTES OF THE EXTRAORDINARY MEETING HELD ON WEDNESDAY 13th JULY 2016

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

1894. MATTERS ARISING

Item 1888, p. 2481 – site at Coombe Farm. Cllr. J. Wilkins asked whether any of the documentation that was missing from the application had been submitted yet. The Clerk reported that no new information had been placed on the website.

1895. PLANNING APPLICATIONS

LW/16/0528 **Conversion of bungalow into house with a side extension and first floor extension.**
18 Bannings Vale,

E. Saltdean BN2 The Planning & Highways Committee considered the application and **SUPPORT** the proposal subject to the following conditions

a) Matching materials be used to ensure that the development corresponds with the character of the area.

b) Working hours, to help safeguard the amenities of neighbouring properties.

It was noted that the proposed floor plans for this application were not available and therefore it was not possible to determine whether the window on the first floor west elevation needed to be obscured and fix shut.

LW/16/0567 **Erection of two storey extension.**

24 Bannings Vale The Planning & Highways Committee considered the application and **OBJECT** to proposal on the grounds that the proposed extension by
E. Saltdean BN2

TELSCOMBE TOWN COUNCIL



reason of size and massing would have an adverse impact on the neighbouring property, through loss of light, overshadowing and a tunnelling effect caused by its overbearing nature. Therefore would be contrary to policy ST3 of the Lewes District Plan.

It was noted by the Committee that the same proposal had been previously refused in December 2015 and for this reason would like the application to go Planning Committee for determination.

LW/16/0583
416 South Coast
Road, Telscombe,
BN10

Change of use of existing ground floor retail unit to two 1 bedroom flats and alterations to existing elevations and first floor flat.

The Planning & Highways Committee considered the application and **OBJECT** to the proposal on the basis that Telscombe has very few commercial units and demand is high within the area. No viability or feasibility has been undertaken and any loss of such a commercial property could be detrimental to the area as a whole. Contrary to Core Policy 6.

LW/16/0611
60 Rodmell
Avenue, E.
Saltdean, BN2

S73a retrospective application for the conversion of garage to residential accommodation, first floor extension above garage, internal alterations, external rear balcony and rebuilding of utility room. The Planning & Highways Committee considered the application and **SUPPORT** the proposal subject to a condition to restrict working hours ensuring the protection of neighbouring amenities.

1896. NOTIFICATION OF PLANNING RESULTS

LW/16/0302
16 The Esplanade,
Telscombe Cliffs,
BN10

Planning application for Hip to gable conversion, insertion of front dormer and first floor rear extension. Lewes DC **REFUSED** the application on the grounds that the proposal would constitute an overdevelopment undermining the character and appearance of the bungalow and general locality. The proposal was also refused on the grounds that the proposed gable roof would appear oppressive and cause overshadowing to no.1 & no. 2 Deborah Terrace.

Telscombe Town Council objected to the application on the ground that the proposal was an overdevelopment of the site and that the roof conversion would lead to a loss of daylight to no.1 & no. 2 Deborah Terrace.

LW/16/0413
40 Nutley Avenue,
E. Saltdean, BN2

Planning application for the construction of new raised decking to the rear elevation and amended access to the property. Lewes DC **GRANTS PERMISSION** for the proposal subject to the glass balcony screen being fitted with opaque glass.

The Committee noted the results above.

TELSCOMBE TOWN COUNCIL



1897. TO NOTE ACTION LOG

The Committee noted the action log.

1898. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING AND/OR INCLUSION ON A FUTURE AGENDA

Cllr. D. Neave reported that the planning application for Landour at Telscombe village would be going to Lewes DC planning committee and that there had been lots of discussion concerning the materials being proposed.

Cllr. T. Armour reported that though all 4 flow valves had all been replaced the effluent had not been removed from Bridleway 6. The Clerk was asked to contact ESCC to see what could be arranged.

Cllr. Wilkins reported that the tree outside her house had died due to strimmers cutting the grass verge. The Clerk had reported this to the grounds maintenance company but no one had yet responded. The Clerk was requested to contact the contractors again and see what could be done.

There being no further business the Chairman closed the meeting at 8.56pm.

Signed.....
CHAIRMAN

NB Next meeting of the committee – Monday 31st August 2016 at 7.30pm