

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 27<sup>th</sup> NOV 2017** in Civic Centre at 7.30 pm.

**PRESENT:-** Cllr. D. Neave (*Chair*), Cllr. J. Wilkins (*Ex-O*), Cllr. T. Armour

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

## **2093. PUBLIC QUESTION TIME**

**The meeting was suspended to allow questions from the public.**

Miss C. Bailey of Oaklands Avenue, E. Saltdean explained that her application for a clinical pilates studio in the rear garden was actually a business that was already being undertaken in her house and had been operating for a period of approximately 8 months. Miss Bailey confirmed that patients were referred from medical consultants as they had suffered strokes or degenerative problems such as Parkinson's. Sessions were predominantly on a one to one basis though occasionally a small group of two or three may be in attendance and it was not expected that any class would consist of more than five people at any one time. Hours of operation were mainly from 8.am to 6pm though occasionally an evening session would be booked till 8pm to allow carers to bring loved ones after work. Occasional Saturday morning sessions were also an option for those that could not get transport during normal work hours.

The Chair explained that if the Committee needed any further information they would suspend standing orders during the discussion on the application to allow clarification to be provided.

Peter Seed explained that he had been looking at the land register and it would appear that sections of the E Piece had not been formally registered. He would look at the screen shots that had been taken and discuss further with the Town Clerk, but that these pieces may need registering in the future.

Peter Seed also confirmed that he had been informed by East Sussex County Council that a Path Creation Notice would be placed at Buckhurst Road/Cliff Gardens twitten to commence the consultation on the formal adoption of the path by ESCC. Thanks were given to Peter for his hard work in getting the path recognised by the County Council.

Cllr J. Wilkins reported that the street light in the twitten was out. The Clerk requested the Councillor to email through so the problem could be reported.

**There being no further questions the meeting commenced at 7.54pm.**

## **2094. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr. A. Mendoza and Cllr. D. Brindley who were working. Cllr. A. Loraine was on annual leave, and Cllr. J. Harris was unwell. The Committee accepted the reasons for absence.

## **2095. MEMBERS DECLARATIONS OF INTEREST**

No declarations were declared.

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## **2096. TO DISCUSS AND APPROVE THE MINUTES MONDAY 6<sup>th</sup> NOVEMBER 2017**

The minutes of the 25<sup>th</sup> September were proposed by Cllr. T. Armour and seconded by Cllr. J. Wilkins. The Committee unanimously agreed the minutes as accurate and to be signed off by Cllr. D. Neave.

## **2097. PLANNING APPLICATIONS**

**LW/17/0756**  
**100 Oaklands Avenue,**  
**E. Saltdean BN2**

### **Erection of garden studio for use as a Clinical Pilates Studio.**

The Planning & Highways Committee considered the application and SUPPORT the application subject to the following conditions,

- a) The materials shall be approved prior to commencement by the Local Planning Authority Reason: To ensure that that the studio fits in with the surrounding area.
- b) That the use of the studio will be for clinical pilates only for a maximum of five people and not used for any other exercise class without the prior consent of the local authority. To prevent the intensification of use causing disturbance to neighbours.
- c) That the use of the studio will only be between the hours of 0800 and 2000 Monday to Friday and 08.30 – 12.30 Saturdays and at no time on Sunday and Bank Holidays, to prevent disturbance to neighbouring properties.

**LW/17/0919**  
**4 Chatsworth Park,**  
**Telcombe Cliffs BN10**

### **First Storey Side Extension**

The Planning & Highways Committee considered the application and SUPPORT the application subject to the following conditions,

- a) The proposed side extension be completed using matching materials, to fit in with the surrounding area.
- b) That a construction plan be submitted to the approval of the local Authority, setting out delivery and storage of materials, plant hire and equipment and parking of construction workers. That delivery of construction materials are undertaken after 9.30am to help prevent congestion on the A259 and reduce air pollution. The site does not appear to have a highways access which means that storage of materials, parking etc. may have detrimental consequences to the neighbours.

The comments were unanimously approved by the Committee.

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## 2098. NOTIFICATION OF PLANNING RESULTS

**LW/17/0660**  
**22 Bannings Vale,**  
**E. Saltdean**  
**BN2**

**Planning Application for the Demolition of existing dwelling to be replaced with a block of 6 x 1 bed flats with associated car parking.**

Lewes DC GRANTS permission subject to 15 conditions including approval of materials, a construction management plan, refuse and recycling storage, cycle parking facility, hard and soft landscaping, vehicular access and turning circle and windows on the ground and first floor north-east and south west elevations to be obscure glazing and non-opening.

Telscombe's Planning & Highways Committee OBJECTED to the application on sub-standard room sizes, vehicular access path being too narrow, height and design would be out of keeping and cause loss of privacy to neighbours. Would be unneighbourly by virtue of increased traffic movements.

**LW/17/0662**  
**26 & 28 Fairlight Avenue,**  
**Telscombe Cliffs BN10**

**Planning Application for extension of roof, extension of first floor accommodation and new dormers to property no's 26 and 28 new crossover and parking.**

Lewes DC REFUSES permission for the application as the proposal would be unneighbourly to no. 30 by virtue of overshadowing and being overbearing.

Telscombe's Planning & Highways Committee OBEJCTED to the application as the excessive height and massing of the roof dormers would be overbearing and detrimental to the enjoyment of no. 30.

**LW/17/0749**  
**18 Grassmere Avenue,**  
**Telscombe Cliffs BN10**

**Planning application for loft conversion incorporating dormers to front 7 rear elevation and new gable wall replacing hipped roof.**

Lewes DC GRANTS permission subject to three conditions including matching materials and construction work and deliveries to be between the hours of 0800 and 1800.

Telscombe's Planning & Highways Committee SUPPORTED the application subject to matching materials and a construction management plan seeing deliveries after 9.30am.

**LW/17/0782**  
**1 Deborah Terrace,**  
**Telscombe Cliffs BN10**

**Planning Application for the Demolition of existing side extension and erection of a single storey flat roofed side extension with roof terrace/balcony above.**

Lewes DC GRANTS permission subject to conditions requiring matching materials and construction work and deliveries between 0800 and 1800. Telscombe's Planning & Highways Committee SUPPORTED the application subject to matching materials and delivery of construction materials to be after 9.30am.

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LW/17/0831  
2a Broomfield Avenue,  
Telscombe Cliffs BN10

## **Planning Application for Erection of a rear conservatory.**

Lewes DC **GRANTS** permission for the application subject to construction work and deliveries between the hours of 0800 and 1800. Telscombe's Planning & Highways Committee **SUPPORTED** the application subject to a condition restricting hours of work between 0800 and 1800 and deliveries being after 9.30am, to help prevent congestion on A259.

There was some discussion by the Committee about application LW/17/0660, and the fact that minimum room sizes had not been adhered to and therefore such a policy may need to come forward in the Neighbourhood Plan.

The Committee noted the planning results above.

## **2099. TO NOTE ACTION LOG**

The Planning & Highways Committee noted the log.

## **2100. TO APPROVE TENDER FOR GRASS VERGE CUTTING FOR PERIOD OF ONE YEAR WITH OPTION TO EXTEND FOR A FURTHER 2 YEARS**

The Committee approved the recommendation that a tender for one year fixed with 7 cuts and purchase of one additional cut, then option of negotiated additional two years would be the best way forward, in light of not knowing what cuts would be imposed in 2019/2020 by East Sussex County Council. Proposed by Cllr. D. Neave and seconded by Cllr. J. Wilkins.

## **2101. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING**

Cllr. J. Wilkins reported that Lewes DC officer Robin Fuller had been in touch with the Council to explain that flytipping on private roads such as Telscombe Cliffs way would no longer be dealt with, although on this one occasion Lewes DC had cleared the flytipping. The Committee praised the work of the Lewes DC officers who had helped on many flytipping instances and hoped that no further action would be needed. Cllr. J. Wilkins to contact the officer to see if any more lamp post signs available.

Cllr. T. Armour reported that the road sign outside Tesco's in Kirby Drive was broken as was the Telscombe Village sign on C7/Gorham Lane turn off.

The Clerk asked whether two keys for Bridleway 8 gate L. Weir and D. Pearson could be provisionally approved for issue. This was approved by Cllr. D. Neave and Cllr. J. Wilkins.

Cllr. T. Armour also reported that the swinging latch on Bridleway 8 gate had been removed.

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**2102. EXCLUSION OF PRESS & PUBLIC – TO CONSIDER WHETHER TO EXCLUDE THE PRESS AND PUBLIC FROM THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEMS PURSUANT TO SECTION 1(2) OF THE PUBLIC BODIES (ADMISSIONS TO MEETINGS) ACT 1960, ON THE GROUNDS THAT PUBLICITY WOULD BE PREJUDICIAL TO THE PUBLIC INTEREST BY REASONS OF THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED**

Proposed by Cllr. T. Armour and seconded by Cllr. J. Wilkins.

**2103. TO DISCUSS AND APPROVE CONFIDENTIAL MINUTES OF 6<sup>TH</sup> NOVEMBER 2017**

The minutes were proposed by Cllr. T. Armour and seconded by Cllr. J. Wilkins and duly signed by the Chairman as an accurate record of the meeting.

Signed.....  
CHAIRMAN

*NB Next meeting of the committee – Monday 18<sup>th</sup> December 2017 at 7.30pm*