

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **MONDAY 4<sup>th</sup> SEPTEMBER 2017** in Civic Centre at 7.30 pm.

**PRESENT:-** Cllr. A. Mendoza, Cllr. J. Wilkins, Cllr. J. Harris, Cllr. T. Armour,  
Cllr. D. Neave (*Chairman*),

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

## **2059. PUBLIC QUESTION TIME**

Mr. & Mrs. Van Buren of Fairlight Avenue addressed the Committee with concerns about the proposal as set out in LW/17/0662 – 26 & 28 Fairlight Avenue, Telscombe Cliffs. The main concern raised was that Mr. & Mrs Van Buren lived adjacent to the proposal but the ground levels means that their bungalow is set a lot lower than the houses being extended. The roof extension proposed would therefore block a significant amount of sunlight, particularly during the winter months and as such would detrimentally affect the enjoyment of their property. Mr. & Mrs. Van Buren provided the Committee with a copy of an objection letter they had sent to Lewes D.C and several photographs to show the impact of the development.

## **2060. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr. D. Brindley who had family commitments and Cllr. A. Loraine who was working.

## **2061. MEMBERS DECLARATIONS OF INTEREST**

Cllr. T. Armour declared an interest in agenda item 8. as his daughter manages the stables at Stud Farm.

## **2062. TO DISCUSS AND APPROVE THE MINUTES OF MONDAY 14<sup>th</sup> AUGUST 2017.**

As the meeting of the 14<sup>th</sup> August was not quorate the Chairman agreed to sign the note.

## **2063. PLANNING APPLICATIONS**

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

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

The Planning & Highways Committee considered the application and **OBJECT** to the proposal on the grounds that the access to the site is sub-standard, at approx. 3m in width two cars could not pass meaning that cars could be forced to reverse on to a busy road causing obstruction. That the two top floor flats measure less than the minimum size set out in the DCLG document *Technical Housing Standards - nationally described space standards* which shows that the minimum gross internal area should be 37sqm not 32sqm as proposed. That the massing, height and design would be out of keeping with the predominantly two storey street scene, and would therefore be contrary to ST3 of the Saved Local



Plan.

That the proposal would cause loss of privacy to the neighbouring property by virtue that the proposed windows on the south west facing façade would look directly onto windows of the neighbouring property. The proposal would be unneighbourly by virtue of continuing traffic movement and noise that would detrimentally affect the enjoyment of the neighbouring properties.

Proposed Cllr. J. Harris Seconded by Cllr. A. Mendoza and unanimously agreed by the committee.

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

**Extension of roof, extension of first floor accommodation and new dormers, new crossover and parking.**

The Planning & Highways Committee considered the application and **OBJECT** to the proposal by virtue that the excessive height and massing of the roof extension and dormers would be overbearing and would be detrimental to the enjoyment of no. 30 Fairlight Avenue due to loss of sunlight and views from the rear garden. The difference in ground levels also meaning that there would be an overbearing and loss of privacy to no. 2 Cliff Gardens, contrary to ST3 of the saved local plan.

Proposed Cllr. A. Mendoza Seconded Cllr. T. Armour and unanimously agreed by the Committee.

**LW/17/0675  
10 & 11 The  
Esplanade, Telscombe  
Cliffs BN10**

**Demolition of two houses and the redevelopment of the site for 6 new residential units.**

The Planning & Highways Committee considered the application and **OBJECT** to the application by virtue that the six parking spaces being provided is not enough for six flats, there is no additional parking provided for visitors and this will lead to excess parking on the local roads nearby.

Proposed Cllr. T. Armour Seconded Cllr. J. Harris and unanimously agreed by the committee.

## **2064. NOTIFICATION OF PLANNING RESULTS**

**LW/17/0495  
13 Gorham Way  
Telscombe Cliffs  
BN10** **Planning Application for creation of ramped access and platform to the front and a new entrance door.**  
Lewes DC **GRANTS PERMISSION** for the application.  
Telscombe Planning & Highways committee **SUPPORTED** the application.

The Committee noted the planning results above.

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## **2065. TO NOTE ACTION LOG**

The Planning & Highways Committee noted the log. Mr. P. Seed informed the Committee that the diversion order for footpath 12a had been advertised in the Sussex Express and would take effect from 28<sup>th</sup> September 2017.

The Clerk informed the Committee that a new notice had been erected at Southern Water site notifying people that there were to be works undertaken at the eastern groyne of the Portobello site.

The Clerk informed the Committee that there were now three tenders received from Neighbourhood Plan consultants and the Neighbourhood Plan Steering Group would be shortlisting them on the 7<sup>th</sup> September with their preference going to Full Council on the 20<sup>th</sup> September.

The Clerk also informed the Council that she had met with Claremont Planning who were agents for a large site to the North of Hoddern Farm and were in the early stages of putting together a development plan for the site. The meeting confirms that this is a speculative development outside the planning boundary in the National Park and would be unlikely to come forward for several years.

Cllr. Wilkins reported that she had seen someone measuring the bus shelter outside Aqua House and it was likely that the refurbishment company were about to commence the refurbishment programme.

The Clerk informed the committee that she had been in conversation with Mr. P. Seed and it was possible that the register commons map were not in sync with the Tye deeds and that there appears to be some adverse possession. This is a complicated issue and the Clerk will initially work with Mr. P. Seed to identify where boundaries do not match and bring back to committee.

## **2066. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING**

Cllr. J. Harris asked for confirmation that Virgin Media works were going to be addressed at SLR as they were causing significant disruption to the town. Cllr. D. Neave confirmed that they were on the agenda.

Cllr. J. Wilkins expressed concern over the gas works being undertaken at Fairlight Avenue and the fact that were now talking about having to dig up parts of residents houses to feed through pipes, which had come immediately after Virgin Media had dug up pavement to lay their cables. Cllr. D. Neave asked this to be addressed at SLR where ESCC could provide further details.

Cllr. T. Armour requested that the issue about the Bridleway Gate by the D piece come forward to next committee so it could be determined whether the gate was part of the D piece as he believed or whether it was outside the boundary of ownership as the Clerk had indicated. The Chair agreed that this should come back to a future meeting, though it would also need to be addressed at P & R Committee as this was the committee that oversaw matters relating to the Tye.

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The Clerk asked whether issues relating to street lights could be discussed at SLR, as there appeared to be several street lights that were in disrepair in the area and even though the Council had reported them, nothing appeared to be resolved by ESCC. Cllr. D. Neave said he would mention the matter at the forthcoming SLR on the 15<sup>th</sup> Sept.

The issues were noted and there being no further business the meeting was closed at 9.05pm.

Signed.....  
CHAIRMAN

*NB Next meeting of the committee – Monday 25<sup>th</sup> September 2017 at 7.30pm*