

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 18th March 2019** in Telscombe Civic Centre at 7.30 pm.

PRESENT: Cllrs T Armour, D Brindley, J Harris, C Robinson, I Sharkey & J Wilkins (*Chairman*)

Also Present: Bianca Buss, Amenities Officer (*minutes*)

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

2338. PUBLIC QUESTION TIME

There were several members of the public present in relation to Agenda Item 10, Review of Bridleway 8 gate key holders and policy. They requested clarification on what would be discussed as they may have comments thereafter. Cllr Wilkins as Chair agreed that they could make comments when the item was discussed on Agenda Item 10.

The meeting reconvened at 7.33pm.

2339. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Cllr Loraine and Cllr Mendoza were not present and had not submitted apologies. It was noted that Cllr Armour was running late.

2340. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

Cllr Wilkins declared an interest in Agenda Item 10, Review of Bridleway 8 gate key holders and policy.

2341. TO DISCUSS, APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 25th FEBRUARY 2019

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

Cllr Armour arrived at 7.38pm.

2342. PLANNING APPLICATIONS

LW/19/0066
9 Carey Down,
Telscombe Cliffs
Case Officer:
Matt Kitchener

3 storey side extension to an existing 3 storey split level detached house

The committee considered the application and it was proposed by Cllr Brindley, seconded by Cllr Harris and unanimously recommended to **SUPPORT** the application on two conditions;

- i. Delivery, parking and transit is between 9.30am – 3.30pm to avoid disturbance of the other neighbours in the close.
- ii. The Tree Protection Measures provided in the attached Arboriculture report are adhered to.

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2342. Planning Applications (Contd)

LW/19/0098
84 Wicklands Av,
East Saltdean
Case Officer:
Robin Hirschfeld

Proposed addition of first floor, with raised roof ridge and associated alterations to create five bedroom dwelling

The committee considered the application and it was proposed by Cllr Robinson, seconded by Cllr Brindley and unanimously recommended to **SUPPORT** the application.

LW/19/0104
Land Adjacent to 43
Findon Avenue,
East Saltdean
Case Officer:
Matt Kitchener

Erection of new chalet style dwelling, including the demolition of a side extension at 43 Findon Avenue

The committee considered the application and it was proposed by Cllr Sharkey, seconded by Cllr Brindley and unanimously recommended to **SUPPORT** the application on the condition that the damage to the road surface is repaired upon completion of the works.

LW/19/0107
48 Cliff Gardens,
Telscombe Cliffs
Case Officer:
Sam Larke

Extension to garage and placing a pitched roof

The committee considered the application and it was proposed by Cllr Robinson, seconded by Cllr Sharkey and unanimously recommended to **SUPPORT** the application on the condition that the application is used as planned and does not become a separate dwelling.

LW/19/0115
89 Brambletyne Av,
East Saltdean
Case Officer:
Sam Larke

Proposed single front dormer

The committee considered the application and it was proposed by Cllr Harris, seconded by Cllr Armour and unanimously recommended to **SUPPORT** the application.

LW/19/0151
21A Cliff Gardens,
Telscombe Cliffs
Case Officer:
Sam Larke

Renew lapsed approval (LW/15/0661) to demolish existing rear conservatory and replace with single storey extension to form garden room

The committee considered the application and it was proposed by Cllr Robinson, seconded by Cllr Sharkey and unanimously recommended to **SUPPORT** the application.

2343. NOTIFICATION OF PLANNING RESULTS

LW/18/0663
1 The Esplanade,
Telscombe Cliffs, East
Sussex
BN10 7HG

Planning Application for alteration and extensions to existing chalet bungalow comprising replacement single storey front and rear extensions and replacement roof structure to create gabled first floor.

Lewes DC REFUSES PERMISSION.

Telscombe's Planning & Highways Committee **SUPPORTED** the application.

LW/18/0806
89 Brambletyne Avenue,
East Saltdean, East Sussex
BN2 8EL

Proposed Lawful Development application for loft conversion and rear extensions.

Lewes DC REFUSES PERMISSION for certificate of Lawful Use or Development.

Telscombe's Planning & Highways Committee **SUPPORTED** the application.

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2342. Notification of Planning Results (Contd)

LW/18/0901

207 Marine Drive, East
Saltdean, East Sussex
BN2 8DA

Planning Application for conversion of chalet bungalow to 4 x self-contained flats including rear and side extensions, take off roof and add first floor, demolish garage, gym and potting shed, widen cross-over, 5 car spaces, bicycle stores and associated landscaping.

Lewes DC GRANTS PERMISSION.

Telscombe's Planning & Highways Committee **OBJECTED** to the application.

LW/18/0663

40 Ambleside Avenue,
Telscombe Cliffs, East
Sussex
BN10 7LP

Planning Application for replacement of existing timber driveway entrance gates with 2m tall timber driveway entrance gates.

Lewes DC REFUSES PERMISSION.

Telscombe's Planning & Highways Committee **OBJECTED** to the application.

LW/18/0991

125a Ambleside Avenue,
Telscombe Cliffs, East
Sussex
BN10 7LG

Planning Application for proposed loft conversion to include raising the height of the existing pitch roof and the instillation of three dormer windows.

Lewes DC GRANTS PERMISSION.

Telscombe's Planning & Highways Committee **SUPPORTED** the application.

LW/18/0995

27 Central Avenue,
Telscombe Cliffs, East
Sussex
BN10 7LY

Planning Application for replacement garage.

Lewes DC GRANTS PERMISSION.

Telscombe's Planning & Highways Committee **SUPPORTED** the application.

LW/18/0996

50a Brambletyne Avenue,
East Saltdean, East Sussex
BN2 8EJ

Planning Application for proposed demolition of garage and erection of side extension with roof alterations including hip to gable and dormer windows and raised rear decked area.

Lewes DC REFUSES PERMISSION.

Telscombe's Planning & Highways Committee **SUPPORTED** the application.

LW/18/1024

138 Rodmell Avenue, East
Saltdean, East Sussex
BN2 8PJ

Planning Application for proposed front porch modifications, garage conversion to guest bedroom, new doors and windows and external terrace leading to rear garden.

Lewes DC GRANTS PERMISSION.

Telscombe's Planning & Highways Committee **SUPPORTED** the application.

LW/19/0002

89 Brambletyne Avenue,
East Saltdean, East Sussex
BN2 8EL

Planning Application for proposed single storey rear extensions.

Lewes DC GRANTS PERMISSION.

Telscombe's Planning & Highways Committee **SUPPORTED** the application.

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2342. Notification of Planning Results (Contd)

LW/19/0018
52 Nutley Avenue, East
Saltdean, East Sussex
BN2 8EB

Planning Application for construction of rear decking area behind part of existing conservatory.

Lewes DC GRANTS PERMISSION.

Telscombe's Planning & Highways Committee **SUPPORTED** the application.

LW/19/0049
12 Park View Rise,
Telscombe Cliffs, East
Sussex
BN10 7NQ

Planning Application for alteration and extensions to existing chalet bungalow comprising replacement single storey front and rear extensions and replacement roof structure to create gabled first floor.

Lewes DC REFUSES PERMISSION for certificate of Lawful Use or Development.

The Committee noted the planning results above.

2344. TO DISCUSS PLANNING APPLICATION PROCESS BY LEWES DISTRICT COUNCIL

The Amenities Officer provided the Committee with a list of recent planning applications from Lewes District Council that have encountered potential problems, such as inadequate documentation and applications not being received. It was proposed by Cllr Brindley, seconded by Cllr Robinson and unanimously **RECOMMENDED** that the Amenities Officer writes to Ian Fitzpatrick, Director of Regeneration and Planning at Lewes District Council, for him to respond. Cllr Wilkins thanked the staff for their time in putting this report together.

2345. PLANNING APPLICATION RESULTS COMPARISON REPORT

The Committee were pleased to note the increase of agreed decisions in the comparison report between Telscombe Town Council and Lewes District Council. It was proposed by Cllr Sharkey, seconded by Cllr Harris and unanimously **RECOMMENDED** that the analysis is provided again in September 2019 for the Committee to note.

2346. REVIEW OF BRIDLEWAY 8 GATE KEY HOLDERS AND POLICY

Cllr Wilkins had previously declared an interest in this agenda item so did not take part in the discussion.

Cllr Armour, who was not present at the meeting when the declarations of interest were agreed, declared an interest in this agenda item and also did not take part in the discussion.

Cllr Wilkins asked Cllr Brindley as Mayor to Chair this section of the meeting. The meeting was adjourned with agreement of the Chair to take further comments from members of the public.

The Amenities Officers report was discussed between the Committee and members of the public present. It was felt that the costs incurred by the Council were high compared to the fee received from the key holders. Rick McKellar, who was happy for his name to be recorded in the minutes, reported that the gate was left open by many of the key holders. This view was also strongly felt by the other residents present. Peter Seed, who was also happy for his name to be recorded in the minutes, suggested that the gate is locked open for a trial

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2346. Review Of Bridleway 8 Gate Key Holders And Policy (Contd)

period. Another resident complained that many cars speed through on the unmade roads of Telscombe Road and the top of Telscombe Cliffs Way. The Amenities Officer suggested that if the gate was left open for the trial period, then more cars could potentially pass their houses and asked if the residents would be amenable to this suggestion. All the residents present agreed that they would be happy for the gate to be open for a trial period and felt that it would not make much difference.

The meeting reconvened.

It was proposed by Cllr Robinson, seconded by Cllr Sharkey and unanimously **RECOMMENDED** that the following actions are made:

- The gate is locked open with immediate effect for a trial period of 6 weeks.
- A decision will be made at the Planning & Highways Committee Meeting of 29th April 2019, once the trial period has ended.
- The Amenities Officer is to draft a letter to all key holders and members of Telscombe Village to advise them that the gate is going to be temporarily locked open for a period of 6 weeks and to also invite them to attend the Planning & Highways Meeting on 29th April 2019, where a decision on the future of the gate will be made. This will give everyone the opportunity to provide their comments to the Committee.

Cllr Wilkins thanked Cllr Brindley for covering this agenda item and retook the Chair.

2347. BUS SHELTER CLEANING/INSPECTIONS

The Committee considered the Amenities Officer's report. It was proposed by Cllr Brindley, seconded by Cllr Robinson and unanimously **RECOMMENDED** that the bus shelter cleaning and inspections carried out by Peacehaven Town Council are stopped at the end of March 2019. Instead the inspections will be carried out monthly by the Amenities Officer and quotations should be obtained for the cleaning and brought back to the next meeting. Cllr Brindley asked Cllr Harris to make enquiries with Peacehaven Town Council due to the current agreement not being formal.

2348. LEWES PARKING REVIEW – CENTRAL AVENUE, LONGRIDGE AVENUE AND BANNINGS VALE

The meeting was adjourned with agreement of the Chair to take a question from a member of the public.

Debbie Acton, who was happy for her name to be recorded in the minutes, asked why the car park at the Civic Centre had been closed off with a barrier to members of the public. Cllr Wilkins responded, confirming that the car park is meant for users of the Civic Centre but is aware that members of the public have also made use of the parking available. A few months ago a member of the public who was not using the Civic Centre, made an insurance claim following an injury occurred to them when parking at the Civic Centre and falling over a sign. Telscombe Town Council have since consulted their Insurers who have made recommendations, one of which was to include a barrier to deter non Civic Centre users to park in the car park.

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2348. Lewes Parking Review – Central Avenue, Longridge Avenue And Bannings Vale (Contd)

The meeting reconvened.

The Committee noted the three areas included in ESCC's parking review that were within our area being Bannings Vale and Longridge Avenue in East Saltdean and Central Avenue in Telscombe Cliffs and the proposed changes to the parking and waiting restrictions. It was proposed by Cllr Harris, seconded by Cllr Brindley and unanimously **RECOMMENDED** not to respond to the consultation.

2349. TO CONSIDER REQUEST FOR WILDFLOWER VERGE AT CROWBOROUGH ROAD, EAST SALTDEAN

The Amenities Officers report was considered by the Committee, who all felt that a wildflower grass verge at Crowborough Road would be a welcome addition and would not cause any potential visibility issues. It was proposed by Cllr Robinson, seconded by Cllr Brindley and unanimously **RECOMMENDED** to agree to the wildflower verge.

2350. ACTION LIST

The action list was noted as follows:

Date of Meeting	Issue Detail	Action Owner	Update	Due Date
06.08.2018	Min 2224, p 2819 – Notification of planning results	BB	Report on Agenda for meeting 18.03.2019.	18.03.2019
29.08.2018	Min 2237, p 2827 – Tree Planting Scheme	JW/BB	EH Treecare offered to plant the trees for free next Autumn. JW/BB to ask Paradise Park if they will also ext until next year	
29.08.2018	Min 2240, p 2828 – Damaged street light column	BB/SN	E. Sx Highways confirmed land between Telscombe Grange and Smugglers Rest is unregistered (apart from the plot owned by TTC) but agreed to cut back - actioned at the end of February. BB due response from St. Modwen in mid-March re where they own land & will update committee.	31.03.2019
14.01.2019	Min 2310, p 2897 – Notification of Planning Results	BB	Report on Agenda for meeting 18.03.2019.	18.03.2019
14.01.2019	Min 2312, p 2900 – Urgent Matters	BB	Roof tiles have been replaced outside 10 & 11 The Esplanade. LDC confirmed have spoken to the resident who put tiles there and they will remove them once works complete. BB has further emailed LDC with serious concerns. Awaiting reply.	08.04.2019

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2350. Action List (Contd)

14.01.2019	Min 2312, p 2900 – Urgent Matters	BB	Cllr Sharkey reported safety issue with pavement outside parade of shops on South Coast Rd/junction with Broomfield Ave, including the remains of a metal post sticking out. Bianca reported to ESH, and this has now been tarmacked over.	11.03.2019
14.01.2019	Min 2312, p 2900 – Urgent Matters	BB	LDC have visited the shop with rubbish spilling from garden onto pathway at Amhurst Rd. Has now been removed and they will continue to make checks.	Completed.
04.02.2019	Min 2322, p 2916 – Action List	BB	Damaged street light at Fairlight Ave inspected on 6.2.19, & it has been fully removed by ES Highways.	Completed.
04.02.2019	Min 2323, p 2918 – Urgent Matters	BB	Bianca emailed LDC requesting a bus shelter at Bannings Vale (junction of Ifield Close). Awaiting reply	
04.02.2019	Min 2323, p 2918 – Urgent Matters	BB	Cllr G Maskell reported truck left abandoned on road side has now been removed.	Completed.
04.02.2019	Min 2323, p 2918 – Urgent Matters	BB	Cllr G Maskell reported that a sign on railings at Telscombe Cliffs Way had partially come away and was laying down flat. Bianca investigated and it appears to have already been removed.	Completed.
04.02.2019	Min 2323, p 2918 – Urgent Matters	BB	Stella to place article in the next Town Crier newsletter advertising car parks in our area.	May 2019

Tree Planting Scheme – Cllr Wilkins asked the Amenities Officer to make contact with Paradise Park. Cllr Brindley and Cllr Wilkins requested that a replacement for their damaged trees are included in the numbers for the scheme.

Urgent Matters (overgrown brambles between Telscombe Grange and Smugglers Rest) – Cllr Robinson reported that East Sussex Highways had still not removed the brambles and asked the Amenities Officer to chase this up.

Urgent Matters (Roof Tiles outside 10 & 11 The Esplanade) – The Amenities Officer reported that the original person she was in contact with at Lewes District Council had since left so she has resent all the previous information and is awaiting an answer.

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2351. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

Cllr Harris reported that cars are parking on the grass verge by the curry house on the South Coast Road at Telscombe Cliffs. The Amenities Officer advised that the only action available is to report each incident as antisocial driving via Operation Crackdown

There being no further business the meeting closed at 9.12pm.

Signed
Chairman

Next meeting of the Committee – Monday 8th April 2019