

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 8th April 2019** in Telscombe Civic Centre at 7.30 pm.

PRESENT: Cllrs T Armour, 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.

2352. PUBLIC QUESTION TIME

Rick McKellar, who was happy for his name to be recorded in the minutes, wanted clarification of the date for the next Planning & Highway Committee meeting. The Amenities Officer confirmed the next meeting had been changed to Wednesday 1st May. Mr McKellar also made enquiries concerning items Studd Farm were keeping on the Tye, but the Committee asked that he take any items concerning Telscombe Tye to the next Policy & Resources meeting.

Peter Millard, who was also happy for his name to be recorded in the minutes, reported that there are many cars parked in Sussex Way who use the road as an unofficial park and ride to Brighton, as well as a stationary caravan. He has reported this to the Councillors at their Surgery several times but the problem still persists. He requested that a park and display machine is added to act as a deterrent. Cllr Wilkins confirmed that the Town Council are limited in assistance as the issues raised come under East Sussex Highways and Lewes District Council. She confirmed that we had passed his messages on and suggested that he also contacts both Highways and District to see if they can assist. The Amenities Officer advised that she was in correspondence with the East Sussex Travellers Team in relation to the caravan and would contact Mr Millard with more information once she hears from them. Mr Millard further added that a lot of vehicles are parking illegally on this road, as well as on the grass verges. Cllr Wilkins asked that he take note of the cars details, preferably with any photographs, and report this to the Parking Shop at Lewes. For parking on grass verges, she confirmed that the Parking Shop would only investigate those that affect the sight line.

Mr McKellar asked the Committee if East Sussex County Council had been contacted concerning the Bridleway Gate 8 for their comments. He was informed they hadn't as the Committee were deciding if it is to be continued to be maintained by the Town Council.

The meeting reconvened at 7.45pm.

2353. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Mendoza, who had been granted leave of absence for his remaining term as Councillor and from Cllr Brindley due to family commitments. These reasons were accepted by the Committee. Cllr Loraine was not present and had not submitted apologies.

2354. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

TELSCOMBE TOWN COUNCIL



2355. TO DISCUSS, APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 18th MARCH 2019

Cllr Robinson requested that the progress of the wildflower grass verge at Crowborough Road is added to the Action List. 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.

2356. PLANNING APPLICATIONS

LW/19/0180 – 157 Ambleside Avenue, Telscombe Cliffs, E. Sussex, BN10 7LH.

(c/o S Larke)

Proposed summer house.

The committee considered the application and it was proposed by Cllr Harris, seconded by Cllr Armour and unanimously recommended to **SUPPORT** the application on condition that the applicant does not gain a pecuniary advantage.

LW/19/0185 – 22 Rye Close, Saltdean, E. Sussex. BN2 8PP. (c/o A Kubiak)

Side extension and insertion of front and rear dormers.

The committee considered the application and it was proposed by Cllr Harris, seconded by Cllr Robinson and unanimously recommended to **SUPPORT** the application on condition that delivery, parking and transit is between 9.30am – 3.30pm to avoid disturbance of the other neighbours in the close.

LW/19/0198 – 50A Brambletyne Avenue, Saltdean, E. Sussex, BN2 8EJ. (c/o D Durham)

Demolition of garage and erection of side extension with hip to gable roof alterations and raised deck area to the rear.

The committee considered the application and noted that the applicant has tried hard to address the original concerns. It was proposed by Cllr Harris, seconded by Cllr Robinson and unanimously recommended to **SUPPORT** the application.

LW/19/0201 – 10 The Esplanade, Telscombe Cliffs, E. Sussex, BN10 7HG. (c/o R Pilfold)

Variation of Condition 1 relating to approval LW/17/0675, amending drawing numbers to show third storey access to the roof and associated amendments to fenestration.

The committee considered the application and it was proposed by Cllr Robinson, seconded by Cllr Sharkey and unanimously recommended to **OBJECT** to the application as the plans are unclear, the application is on a site where the Town Council have continually voiced their concerns and there have been many adaptations to the original application. The committee also noted the height had increased from the original application and enquired if the footings had also been increased.

LW/19/0235 – 128 Bannings Vale, Saltdean, E. Sussex, BN2 8DG. (c/o R Hirschfeld)

Proposed rear and side extension with loft conversion. Re-submission of LW/18/1022

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 property is not split into two separate dwellings in the future.

TELSCOMBE TOWN COUNCIL



2356. Planning Applications (Contd)

LW/19/0236 – 128 Bannings Vale, Saltdean, E. Sussex, BN2 8DG. (c/o D Durham)
Create a new dwelling with alterations to existing dwelling (prev. app of LW/18/1023).

The committee considered the application and it was proposed by Cllr Harris, seconded by Cllr Sharkey and unanimously recommended to **OBJECT** to the application due to the following reasons:

- i. Gross overdevelopment
- ii. Overbearing to the surrounding properties
- iii. Out of keeping with the street scene
- iv. No cross over/dropped kerb and close to a bus stop, causing visibility issues.

2357. TO CONSIDER PLANNING APPEAL

LW/18/0319 – 161 Ambleside Avenue, Telscombe Cliffs, E Sussex, BN10 7LH.
Appeal ref: APP/P1425/APP/P1425/W/18/3213605. (c/o D Durham)

Change of use of land to residential garden, and erection of a wooden fence around the perimeter.

The committee considered the appeal and it was proposed by Cllr Robinson, seconded by Cllr Sharkey and unanimously recommended to continue with **OBJECTION** as the applicant had not made any new grounds or comments to the original proposal.

2358. NOTIFICATION OF LAWFUL DEVELOPMENT DECISIONS

LW/18/0921 – 28 Fairlight Avenue, Telscombe Cliffs, E. Sussex, BN10 7BN
Extension of rear first floor dormer to chalet style dwelling

Lewes DC advise the use/operations/matter described in the first schedule delineated on the plan **is lawful/would have been lawful.**

LW/18/0938 – 26 Fairlight Avenue, Telscombe Cliffs, E. Sussex, BN10 7BN
Extension of rear first floor dormer to chalet style dwelling

Lewes DC advise the use/operations/matter described in the first schedule delineated on the plan **is lawful/would have been lawful.**

The Committee noted the decisions above.

2359. NOTIFICATION OF PLANNING APPLICATION DECISIONS

LW/18/0882 – 28 Fairlight Avenue, Telscombe Cliffs, E. Sussex, BN10 7BN
LewesDC **GRANTS PERMISSION.**

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

LW/18/0902 – 26 Fairlight Avenue, Telscombe Cliffs, E. Sussex, BN10 7BN
LewesDC **GRANTS PERMISSION.**

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

LW/19/0027 – 115 Bannings Vale, Saltdean, E. Sussex, BN2 8DH
LewesDC **GRANTS PERMISSION.**

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

TELSCOMBE TOWN COUNCIL



2359. Notification Of Planning Application Decisions (Contd)

LW/19/0040 – 14A Hamsey Road, Saltdean, E.Sussex. BN10 8DE

LewesDC **GRANTS** the application.

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

LW/19/0065 – 45 Cliff Gardens, Telscombe Cliffs, E.Sussex BN10 7BX

LewesDC **REFUSED** the application.

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

LW/19/0066 – 9 Carey Down, Telscombe Cliffs, E. Sussex BN10 7LF

LewesDC **REFUSED** the application.

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

LW/19/0079 – 215 Marine Drive, Saltdean, E.Sussex. BN2 8DA

LewesDC **GRANTS PERMISSION.**

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

The Committee noted the planning results above.

2360. CONSULTATION ON STREET TRADING GUIDANCE FROM LEWES DISTRICT COUNCIL

The Amenities Officer reported that Lewes District Council were seeking views on a revised draft guidance for Street Trading. It was proposed by Cllr Robinson, seconded by Cllr Harris and unanimously **RECOMMENDED** not to respond to the consultation as the areas included are not within the Town Council's remit.

2361. TO CONSIDER BUS SHELTER AT TOP OF BANNINGS VALE

The report from the Amenities Officer was considered. It was proposed by Cllr Harris, seconded by Cllr Robinson and unanimously **RECOMMENDED** that the Amenities Officer contacts East Sussex Highways to make initial enquiries regarding a shelter, so that the new administration can make a decision going forward if the shelter is looked at favourably by Highways.

2362. 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 comparing LDC's decisions against TTC's to be compiled and placed on agenda for September 2019.	16.09.2019
29.08.2018	Min 2237, p 2827 – Tree Planting Scheme	BB	EH Treecare have offered to plant the trees for free next Autumn. BB has asked Paradise Park if they will also extend until next year. Awaiting reply.	May 2019
29.08.2018	Min 2240, p 2828 – Damaged street light column	BB	Light Column works to be completed by 01.04.2019.	April 2019

TELSCOMBE TOWN COUNCIL



2362.	<u>Action List (Contd)</u>		Update	Due Date
08.10.2018	Min 2266, p 2853 – Urgent Matters	BB/SN	E. Sx Highways confirmed land between Telscombe Grange and Smugglers Rest is unregistered (apart from the plot owned by TTC) but have agreed to cut back. Their scheduling Team will re-assess the area on 01.04.2019. St. Modwen's have informed that they cannot provide a response for at least another two months due to internal staff changes.	June 2019
14.01.2019	Min 2310, p 2897 – Notification of Planning Results	BB	Bianca to write to Ian Fitzpatrick with concerns discussed at P&H Meeting of 18.03.2019.	
14.01.2019	Min 2312, p 2900 – Urgent Matters	BB	Roof tiles have been replaced on grass outside 10 & 11 The Esplanade. BB last chased LDC on 01.04.19 who have confirmed they will urgently chase the Neighbourhood First Team. Awaiting reply.	
04.02.2019	Min 2323, p 2918 – Urgent Matters	BB	Item placed on the Agenda for this meeting to consider a bus shelter at Bannings Vale (junction of Ifield Close).	April 2019
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 be a metal traffic board. ESH have contacted and we are awaiting a reply.	
04.02.2019	Min 2323, p 2918 – Urgent Matters	BB	Stella to place article in the next Town Crier newsletter advertising our two car parks.	May 2019
18.03.2019	Min 2346, p 2928 – Review of Bridleway 8 Gate Key Holders and Policy	BB	All key holders have been written to, advising them the gate has been temporarily locked open and inviting them to attend P&H Meeting on 01.05.2019, when a decision on the future of the gate will be made.	01.05.2019
18.03.2019	Min 2347, p 2929 – Bus Shelter Cleaning /Inspections	BB	Bianca has requested quotations for cleaning the bus shelters. Awaiting reply.	May 2019

Tree Planting Scheme – The Amenities Officer reported that Paradise Park have since responded to confirm they will be willing to extend the scheme until next winter.

Urgent Matters (overgrown brambles between Telscombe Grange and Smugglers Rest) – Cllr Robinson reported that the brambles have now been cut back.

Urgent Matters (roof tiles outside 10 & 11 The Esplanade) – Cllr Robinson noted that a trailer, car and 2 vans were parked on the broken tiles. The Amenities Officer confirmed that it has been passed onto the Neighbourhood First Team and we are awaiting a response.

TELSCOMBE TOWN COUNCIL



2362. Action List (Contd)

Urgent Matters (sign at Telscombe Cliffs Way) – Cllr Wilkins confirmed that the board has now been collected.

Review of Bridleway 8 Gate – Cllr Armour asked who owns the land and the general consensus was that the land was unregistered. He also requested that the Town Clerk asks SSALC for their comments.

2363. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

Cllr Harris reported that a bracket was once again damaged outside the Toyota Garage. The Amenities Officer confirmed she would report it to East Sussex Highways.

Cllr Robinson advised that some strainer posts were damaged by the Tye, near to Chailey Crescent. It was agreed that Cllr Robinson would email the Amenities Officer with more information so this can be investigated further.

Cllr Robinson also noted that a flower box had been left in the road on Sussex Way. The Amenities Officer said she would investigate this and report back.

There being no further business the meeting closed at 9.16pm.

Signed
Chairman

Next meeting of the Committee – Wednesday 1st May 2019