

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 13<sup>th</sup> January 2020** in Telscombe Civic Centre at 7.30 pm.

**PRESENT:** Cllrs D Brindley *Deputy Mayor*, C Cheta, C Clarkson, J Harris *Chairman*, G Hill, D Judd, L Mills, C Robinson *Vice Chairman* & I Sharkey *Mayor*

**Also Present:** Bianca Buss, Amenities Officer (*minutes*)  
Foreman of Countrymans  
Secretary of Wildflower Lewes  
Approximately 8 members of the public

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

## **2506. PUBLIC QUESTION TIME**

Jessica Collins, who was happy for her name to be recorded in the minutes, was present concerning planning application LW/19/0812 33 Tyedean Road, Telscombe Cliffs. She wanted to object to this application concerning the proposed balcony on the plans. 33 Tyedean Road sits in front of her property on higher ground and the proposed balcony will create overlooking and privacy issues to Ms Collins' property. She also has a concern with noise as voices will carry over to her garden.

Michael Trower and Claire Westcott, who were also happy for their names to be recorded in the minutes, wanted to discuss planning application LW/19/0899 55 Oaklands Avenue, Saltdean. They wanted to object separately concerning this application and reported that the property proposals had increased from a bungalow to a full-size house with dormers, increasing the length of the property by 10 metres. Ms Westcott confirmed that she had a 2m fence erected previously but with the additional four windows looking into her property, she no longer has any privacy.

Mr Kent, who was happy for his name to be recorded in the minutes, was in attendance regarding planning application LW/19/0882 72 Northwood Avenue, Saltdean. The proposal includes windows with views straight into his property and back garden. Mr Kent provided the Committee with a picture and it was agreed that the Amenities Officer would pass this onto Lewes District Council on his behalf.

The resident who owns the property for planning application LW/19/0812 33 Tyedean Road, Telscombe Cliffs, was also present at the meeting. He wanted to advise the Councillors that the balcony is similar to a neighbour's property two doors away and had discussed the plans with both next door neighbours, who do not have any objections. The gentleman also highlighted that the proposed application has the same roof line as previous properties in the area which have been granted planning permission.

Two guests were also present concerning Agenda Item 9 – Wildflower Grass Verges. Cllr Harris as Chairman suggested that this Agenda Item be brought forward to Item 5, and to suspend the meeting so that discussions can take place between the Councillors and the guests present.

*The meeting reconvened at 7.48pm.*

# TELSCOMBE TOWN COUNCIL



## **2507. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were no apologies.

## **2508. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST**

Cllr Judd declared an interest in Agenda Item 9, Wildflower Grass Verges, as he is the HR Manager for Countrymans Contractors.

## **2509. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 9<sup>th</sup> DECEMBER 2019**

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

## **2510. WILDFLOWER GRASS VERGES**

*The meeting was adjourned at 7.52pm to allow the 2 guests to speak.*

The Foreman of Countrymans Contractors and Secretary of Wildflower Lewes were thanked for taking the time to attend this meeting. The Foreman at Countrymans confirmed that all Telscombe Town Council's grass verges apart from designated areas, are currently cut 4 times a year. He suggested that the proposed wildflower verges are cut twice a year and all clippings are removed in October or November. The representative from Wildflower Lewes disagreed and felt that the clippings should be kept and used as a fertiliser, with only the thatch removed.

There was discussion about the type of verges the Council want to proceed with. The Foreman from Countrymans suggested wildflowers are planted on the verges. The Secretary from Wildflower Lewes recommended that the verges are left to see what is already growing and try not to plant any seeds as most suitable plants will prosper in the given area. Wildflower verges allow insects to move between different urban areas and assist with biodiversity and migrating birds. If the Council decide they do want to plant seeds to give an annual seed bed, then she would suggest perennial plants and not continental ones, which will not take and will be unsuitable for the area. Both agreed that a 1 metre strip should be cut around the verge so that it does not look abandoned.

Cllr Cheta asked if there were any public concerns from these type of verges. The Foreman of Countrymans confirmed their biggest complaint from the public was lack of visibility for drivers so would not recommend those areas with junctions. The Secretary from Wildflower Lewes highlighted that the main objections they had to contend with was lack of information provided to the residents. When Wildflower Lewes was initially set up, there were many complaints from residents who were initially unhappy that the verges were left to grow and had not been provided with the reasons why. She suggested a sign is placed on or next to those allocated verges, highlighting why the verges had been left, which will alleviate any concerns.

# TELSCOMBE TOWN COUNCIL



## **2510. Wildflower Grass Verges (Contd)**

Cllr Robinson asked how the volunteer group of Wildflower Lewes is set up. The Secretary of the group confirmed that they have 140 people on their list with approximately 12 people attending each meeting. Cllr Robinson said she would like to attend one of their meetings in the future.

*The meeting reconvened at 8.13pm and the guests left the meeting.*

It was proposed by Cllr Mills, seconded by Cllr Robinson and unanimously **RECOMMENDED** that a working group is set up to discuss further the points that were raised. Cllr Robinson and Cllr Judd volunteered to be involved. It was also **agreed** to ask Cllr Gallagher as Chair of Amenities if she would like to be included and to invite a resident who had previously attended a meeting concerning Wildflowers.

## **2511. PLANNING APPLICATIONS**

### **LW/19/0812 33 Tydean Road, Telscombe Cliffs, East Sussex BN10 7AT**

#### **Case Officer April Parsons**

Proposed extension in roof space with re-modelling of existing roof, addition of car port and rear extension with balcony.

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

### **LW/19/0840 29 The Esplanade, Telscombe Cliffs, East Sussex BN10 7EY**

#### **Case Officer James Emery**

Existing use as two self-contained residential units for a period in excess of ten years.

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

### **LW/19/0854 91 Rodmell Avenue, Saltdean, East Sussex BN2 8PH**

#### **Case Officer April Parsons**

Removal of existing garage and workshop, erection of new garage with attached conservatory and excavation of rear garden.

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

### **LW/19/0855 37 Gorham Way, Telscombe Cliffs, East Sussex BN10 7BA**

#### **Case Officer April Parsons**

Conversion into two dwellings including rear extension and loft conversion with front and rear dormers.

The committee considered the application and it was proposed by Cllr Clarkson, seconded by Cllr Cheta and unanimously recommended to **OBJECT** to the application due to gross overdevelopment and out of keeping with the street scene

# TELSCOMBE TOWN COUNCIL



## **2511. Planning Applications (Contd)**

**LW/19/0882 72 Northwood Avenue, Saltdean, East Sussex BN2 8RG**

**Case Officer Julie Cattell**

Demolition of existing bungalow and erection of replacement single family dwelling.

The committee considered the application and it was proposed by Cllr Clarkson, seconded by Cllr Brindley and unanimously recommended to **OBJECT** to the application due to overdevelopment of the site and loss of privacy for the neighbours.

**LW/19/0899 55 Oaklands Avenue, Saltdean, East Sussex BN2 8PB**

**Case Officer James Emery**

Hip to gable roof conversion with side dormers, alterations and reconstruction of terrace.

The committee considered the application and it was proposed by Cllr Judd, seconded by Cllr Robinson and unanimously recommended to **OBJECT** to the application for the following reasons:

- i. Overdevelopment
- ii. Overbearing
- iii. Out of keeping with the street scene
- iv. Overlooking and loss of privacy to neighbouring properties

**LW/19/0906 144 Rodmell Avenue, Saltdean, East Sussex BN2 8PJ**

**Case Officer Robin Hirschfeld**

Rear extension to existing dwellinghouse and minor amendments to existing roof dormers.

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

**LW/19/0916 6 Fairlight Avenue, Telscombe Cliffs, East Sussex BN10 7BN**

**Case Officer James Emery**

Single storey rear extension.

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

**LW/19/0922 5 Springfield Avenue, Telscombe Cliffs, East Sussex BN10 7AP**

**Case Officer James Emery.**

Front and rear single storey extensions.

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

## **2512. TO CONSIDER THE FOLLOWING PLANNING APPEAL**

**LW/19/0593 6 Grassmere Avenue, Telscombe Cliffs, East Sussex. BN10 7BZ**

**Appeal Ref: APP/P1425/W/4000389** (Case Officer James Smith)

Erection of a 2 bedroom property.

The committee considered the appeal and it was proposed by Cllr Robinson, seconded by Cllr Hill and **RECOMMENDED** to continue with **SUPPORT** to the application, for the same reasons as originally specified. Cllr Brindley abstained.

# TELSCOMBE TOWN COUNCIL



## **2513. NOTIFICATION OF LAWFUL DEVELOPMENT DECISION**

### **LW/19/0824 – 40 Broomfield Avenue, Telscombe Cliffs. BN10 7AL**

Proposed loft conversion with four rooflights and garage conversion into a habitable room.  
Lewes DC certified **IS LAWFUL**.

The Committee noted the lawful development decision above.

## **2514. TO NOTE THE FOLLOWING PLANNING APPLICATION DECISIONS**

### **LW/19/0401 – 58 Bevendean Avenue, Saltdean, East Sussex BN2 8PF**

Lewes DC **GRANTS PERMISSION**

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

### **LW/19/0706 – 48 Rodmell Avenue, Saltdean, East Sussex BN2 8PJ**

Lewes DC **GRANTS PERMISSION**

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

### **LW/19/0754 Smugglers Rest, South Coast Road, Telscombe Cliffs, East Sussex**

Lewes DC **GRANTS PERMISSION** for **Listed Building Consent Application for proposed essential structural repairs.**

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

### **LW/19/0763 - 187-189 Marine Drive, Saltdean, East Sussex BN2 8DA**

Lewes DC **REFUSES PERMISSION**

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

### **LW/19/0782 – 32 Central Avenue, Telscombe Cliffs, East Sussex BN10 7LY**

Lewes DC **GRANTS PERMISSION**

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

### **LW/19/0805 – 98 Rodmell Avenue, Saltdean, East Sussex BN2 8PJ**

Lewes DC **GRANTS PERMISSION**

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

## **2515. BEST KEPT GARDEN COMPETITION**

The Amenities Officer's report was discussed by the Committee. It was proposed by Cllr Brindley, seconded by Cllr Robinson and unanimously **RECOMMENDED** that the competition is taken to the Events Working Group within the Amenities & Civic Centre Committee, for them to take forward, that the Mayor and Deputy Mayor act as judges alongside the member of the Horticultural Society and that the competition is advertised as soon as possible.

## **2516. BUS SHELTER CLEANING**

The Amenities Officer advised that having checked the bus shelters regularly, they are in good condition. It was proposed by Cllr Mills, seconded by Cllr Cheta and unanimously **RECOMMENDED** that we continue with Twenty/20 Window Cleaning for another 12 months and that a contract is issued to that effect.

# TELSCOMBE TOWN COUNCIL



## 2517. ACTION LIST

The action list was noted as follows:

<b>Date of Meeting</b>	<b>Issue Detail</b>	<b>Action Owner</b>	<b>Update</b>	<b>Due Date</b>
06.08.2018	Min 2224, p 2819 – Notification of planning results	BB	Report comparing LDC's decisions against TTC's to be compiled & placed on agenda for March.	Mar 2020
29.08.2018	Min 2237, p 2827 – Tree Planting Scheme	BB	Trees have now been planted.	Completed.
22.05.2019	Min 2383, p 2979 – Urgent Matters	BB	LDC have responded re erection of a 2m gate at 40 Ambleside Av confirming they have asked the owner to lower their fence to under 1m so that it comes under permitted development or that a new planning application is put forward. If there is no response then they will take a stronger enforcement route. Bianca chased on 28/11/2019 and the Planning Officer confirmed the Agent has not yet responded. 09/12/2019 – Cllr Mills reported a van is being parked on the grass verge and churning it up. Bianca has reported with pictures. Awaiting reply.	Feb 2020
15.07.2019	Min 2408, p 3001 – Community Bus Fare Increase	BB	The Committee recommended that TTC continue to support the Community Bus. This was taken to Full Council on 18 <sup>th</sup> September and it was resolved to aim to increase the funding to £6,500 for the 20/21 financial year. To be added to the agenda once the budget is set on 15.01.2020	Feb 2020
28.10.2019	Min 2465, p 3060 – Best Kept Garden Competition	BB	An agenda item has been added to this meeting.	Completed.

# TELSCOMBE TOWN COUNCIL



## 2517. Action List (Contd)

<b>Date of Meeting</b>	<b>Issue Detail</b>	<b>Action Owner</b>	<b>Update</b>	<b>Due Date</b>
28.10.2019	Min 2470, p 3063 – To consider a bus shelter request at Bannings Vale	BB	Bianca completed the two application forms on 28/11/2019 for ESH; application for a licence to place a structure on the highway and a licence for temporary excavation in the highway with ESH alongside payment. Awaiting response from ESH if applications are successful before we bring back to a future meeting.	Mar 2020
28.10.2019	Min 2474, p 3065 – Urgent Matters	BB	Cllr Judd has sent Bianca details concerning x2 separate properties where bushes are encroaching the pathways. Both have been reported to ESH. 18/12/2019 – ESH have confirmed these items have been passed to the Enforcement Team to be actioned.	Feb 2020
28.10.2019	Min 2474, p 3066 – Urgent Matters	BB	Bianca has reported the broken tree and bush over the light between the Cliff Gardens and Buckhurst Road twitten. We have received a response that ESCC's Maintenance Team will inspect the area and report back.	Feb 2020
28.10.2019	Min 2474, p 3066 – Urgent Matters	BB	Bianca was unable to see any signs of flooding. Cllr Mills has agreed to discuss this with the residents and respond back.	Feb 2020
18.11.2019	Min 2475, p 3073 – Public Question Time	BB	Bianca to progress Telscombe Tree Scheme on a larger scale. An article will be added to the next Telscombe Town Crier asking if anyone would like to participate in the next Tree Scheme.	Mar 2020



# TELSCOMBE TOWN COUNCIL



## 2517. Action List (Contd)

<b>Date of Meeting</b>	<b>Issue Detail</b>	<b>Action Owner</b>	<b>Update</b>	<b>Due Date</b>
18.11.2019	Min 2485, p 3075 – Parking Signs	BB	Bianca has written to the Thai Elephant asking them to place the poster provided to them in their restaurant advertising Fairlight Avenue car park.	Completed.
18.11.2019	Min 2485, p 3079 – Urgent Matters	BB	Bianca has reported brambles encroaching the joint path and cycle way on the A259 between Telscombe Grange and Smugglers Rest Public House to ESH. Awaiting reply.	Jan 2020
09.12.2019	Min 2499, p 3093 – Bridleway Gate 8 Policy and Process	BB	This item will be taken to Full Council on 15 <sup>th</sup> January 2020 for approval.	Feb 2020
09.12.2019	Min 2501, p 3093 – Proposed Bus Shelter on A259	BB	Bianca has emailed Clifford Dann LLP and asked that they make contact with Clear Channel with regards to a proposed bus shelter. They responded confirming that the Case Officer at LDC has now responded confirming that a shelter is not justified for such a small development and they will raise this issue with Highways directly.	Completed.
09.12.2019	Min 2502, p 3093 – Neighbourhood Plan	BB	Cllr Gallagher updated Full Council on 18.12.2019, confirming that a business networking meeting is to take place on 29.01.2020.	Mar 2020
09.12.2019	Min 2503, p 3093 – Wildflower Grass Verges	BB	An agenda item has been added to this meeting.	Completed.



# TELSCOMBE TOWN COUNCIL



## 2517. Action List (Contd)

<b>Date of Meeting</b>	<b>Issue Detail</b>	<b>Action Owner</b>	<b>Update</b>	<b>Due Date</b>
09.12.2019	Min 2505, p 3096 – Urgent Matters	BB	Bianca reported to LDC concerns of unsafe scaffolding, loose planks and a summerhouse without planning permission outside 16 The Esplanade. LDC responded confirming they have asked the summer house to be removed by 07.01.2020 and spoken to the scaffolders who have confirmed the works are underway and scaffolding will be removed after Christmas.	Completed.
09.12.2019	Min 2505, p 3097 – Urgent Matters	BB	Bianca emailed Committee 06.01.2020 to confirm details of next SLR Meeting taking place 24.01.2020.	Feb 2020

Urgent Matters (40 Ambleside Avenue) – The Amenities Officer confirmed that she has still not received a response from the Planning Officer from Lewes District Council in relation to the erection of the 2m gate being lowered. Cllr Robinson suggested that the Amenities Officer asks Cllr O'Connor to take forward as our District Councillor and a committee member of Planning at LDC. The Amenities Officer also reported the van on the grass verge to East Sussex Highways and Lewes Parking Shop, both of whom confirmed they are unable to assist. Cllr Mills said she would be able to provide the Amenities Officer contact details of someone who could assist with the parking concerns.

Bus Shelter at Bannings Vale – The Amenities Officer advised the Committee she will be attending a site visit with East Sussex Highways on 15<sup>th</sup> January and invited anyone who would like to attend.

Urgent Matters (flooding) – The Amenities Officer reported that she had spoken with Cllr Mills, who had confirmed the neighbours had cleared dirt out of the kerb area, which had helped the situation. The Amenities Officer said she would pass this issue on as a wider concern of local road conditions at the next SLR Meeting.

Urgent Matters (unsafe scaffolding and summerhouse) – The Amenities Officer confirmed that the scaffolding and summerhouse had not been removed. She had re-reported this to the Planning Officer at Lewes District Council, who had responded swiftly to confirm that it will be taken to their legal team if not removed.

Urgent Matters (bushes encroaching pathways) – Cllr Judd noted that the hedges in Hamsey Road had still not been cut back.

# TELSCOMBE TOWN COUNCIL



**2518. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA**

The Amenities Officer advised the Committee that she had received a call from a resident who lives on Kirby Drive, Telscombe Cliffs, asking if signs could be added to the road to stop cars speeding near to the park. Cllr Mills advised the Amenities Officer to contact Steve O’Connell at speed watch who recently had some signs come under his possession.

The Amenities Officer also confirmed that she had received an email from Leigh Palmer, interim Head of Planning at Lewes District Council, confirming the process of calling in planning applications. Guidance notes were provided to the Councillors, highlighting that any request to call an application in must be made within fourteen days of receiving the weekly list. Cllr Robinson suggested that the weekly lists are forwarded to the Committee members from the Office staff, for them to view potential applications prior to the meetings.

There being no further business the meeting closed at 9.18pm.

Signed .....  
Chairman

*Next meeting of the Committee – Monday 3<sup>rd</sup> February 2020*