

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 14<sup>th</sup> January 2019** in Telscombe Civic Centre at 7.30 pm.

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

**Also Present:** Stella Newman, Town Clerk & RFO  
Bianca Buss, Amenities Officer (*minutes*)

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

*Cllr Robinson arrived at 7.34pm.*

## **2302. PUBLIC QUESTION TIME**

There were several residents present regarding planning application LW/18/0901 207 Marine Drive, East Saltdean.

Mr Tarragano, who was happy for his name to be recorded in the minutes, wanted to object for the following reasons; (a) the proposed application will overlook his own property and therefore cause loss of privacy (b) loss of light to his garden and (c) lack of parking for the proposed application, meaning additional on-road parking being used for the already heavily parked up surrounding roads.

Another resident also wanted to object the application for the same reasons as Mr Tarragano as well as highlighting his concerns that the footprint of the proposal was to significantly increase.

Mr Kitchener, who was happy for his name to be recorded in the minutes, also wanted to object the application on the basis of (a) the change of character to the street scene (b) the proposal will overlook his property (c) the loss of light to the rear of his property (d) access and visibility issues from the main A259 road and (e) it will set a precedent for other properties in the area.

*The meeting reconvened at 7.40pm.*

## **2303. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr Mendoza due to work commitments and Cllr Armour for a farming emergency and these reasons for absence was accepted by the Committee. Cllr Robinson apologised for arriving slightly late. Cllrs Brindley and Loraine were not present and had not submitted apologies.

## **2304. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST**

There were no declarations of interest.

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## **2305. TO DISCUSS, APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 10<sup>th</sup> DECEMBER 2018**

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.

## **2306. TO CONSIDER ADDITIONAL GRASS VERGE CUT**

The Town Clerks report was discussed. Cllr Robinson suggested that the grass cut could be extended for a few more weeks due to the forecast of bad weather in the area. The Town Clerk confirmed that the cut would need to take place before the end of March and our next grass cut might not be until May. It was proposed by Cllr Harris, seconded by Cllr Sharkey and unanimously **RECOMMENDED** to ask the contractor to carry out an additional grass verge cut in March.

## **2307. EAST SUSSEX COUNTY COUNCIL REQUEST FOR WILDLIFE VERGE ON SOUTH COAST ROAD**

The report from the Town Clerk was noted by the Committee, who all responded favourably to the request from East Sussex County Council. The proposed location would be at the corners of the junction with Fairlight Avenue and the South Coast Road. Cllr Wilkins confirmed that she uses the Fairlight Avenue junction whilst driving and that it provides a clear view, so was not worried about any visibility issues. It was proposed by Cllr Robinson, seconded by Cllr Harris and unanimously **RECOMMENDED** to agree to the wildlife grass verge.

*The Town Clerk left the meeting at 7.48pm.*

## **2308. PLANNING APPLICATIONS**

*Cllr Wilkins as Chair agreed to discuss planning application LW/18/0901 first due to members of the public being present at the meeting.*

**LW/18/0901**  
**207 Marine Drive, East**  
**Saltdean**  
Case Officer:  
Mr Matt Kitchener

**Conversion of chalet bungalow to 4x 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**

The committee considered the application, noting the comments at Public Question Time. It was proposed by Cllr Robinson, seconded by Cllr Sharkey and unanimously recommended to **OBJECT** to the application due to the following reasons:

- i. Gross overdevelopment on a small plot of land and to the local area in general.
- ii. Inadequate parking, resulting in additional cars using the already busy local residential roads.
- iii. Overbearing, loss of privacy and loss of light to the surrounding properties.

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## 2308. Planning Applications (Contd)

- iv. Changing the Amenity of the site.
- v. Out of keeping within the street scene.
- vi. Access issues from A259 to the property.
- vii. It contravenes ST3 and PT3 of the Joint Core Strategy from NPPF.
- viii. It could set a precedent for other properties to follow suit.

**LW/18/0871**  
**22 Crowborough Road,**  
**East Saltdean**  
Case Officer:  
Mrs April Parsons

### **Loft conversion incorporating dormers and enlargement of existing garage**

The committee considered the application and it was proposed by Cllr Harris, seconded by Cllr Robinson and unanimously recommended to **SUPPORT** the application due to the applicant having complied with all the recommendations provided by Lewes District Council.

**LW/18/0927**  
**61 Fairlight Avenue,**  
**Telscombe Cliffs**  
Case Officer:  
Mr Piotr Kulik

### **Loft conversion with hip to gable front and rear, side dormers and first floor extension over existing extension**

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

- i. Delivery, parking and transit is between 9.30am – 3pm to help prevent congestion on the local road
- ii. Obscured glass is used to avoid any privacy issues.

**LW/18/0978**  
**44 Nutley Avenue,**  
**East Saltdean**  
Case Officer:  
Mrs April Parsons

### **Proposed garage conversion, single storey side extension, rebuild conservatory and decking to rear**

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

**LW/18/0995**  
**27 Central Avenue,**  
**Telscombe Cliffs**  
Case Officer:  
Mrs April Parsons

### **Replacement garage**

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

**LW/18/0996**  
**50A Brambletyne Avenue,**  
**East Saltdean**  
Case Officer:  
Ms Danielle Durham

### **Demolition of garage and erection of side extension with roof alterations including hip to gable and dormer windows and raised rear decked area**

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

**LW/18/1023**  
**128 Bannings Vale, East**  
**Saltdean**  
Case Officer:  
Ms Danielle Durham

### **Creation of new dwelling with alterations to existing dwelling**

The committee considered the application and it was proposed by Cllr Harris, seconded by Cllr Sharkey and unanimously recommended to **SUPPORT** the application on the condition

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## 2308. Planning Applications (Contd)

that the applicant extends the dropped kerb to the full width of the land to accommodate the additional vehicles using the dwellings and to avoid visibility and safety issues with buses parked at the bus stop next to the property.

**LW/18/1030**  
**6 Hamsey Road, East Saltdean**  
Case Officer:  
Mr Russell Pilford

**Non material amendment to planning application granted on 28/4/17 for the demolition of existing conservatory and balcony and erection of front extension and balcony (ref LW/17/0170 to amend the approved balcony to reduce the width and be cantilevered and for the partial removal of an internal wall.**

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

**LW/19/0002**  
**89 Brambletyne Avenue, East Saltdean**  
Case Officer:  
Mrs April Parsons

**Proposed single storey rear extensions**

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

## **2309. NOTIFICATION OF PLANNING APPLICATION**

**TW/18/0101/TPO**  
**The Copse, Telscombe Cliffs Way, Telscombe Cliffs**  
Case Officer:  
Mr Daniel Wynn

**T26 Sycamore – Fell due to decay in trunk**

Notification of this application was received on 13<sup>th</sup> December (after our last meeting) and a response was required within 14 days. As the application was made by ourselves, it was agreed by the Committee Chairman that we do not make comment and LDC were advised accordingly.

The Committee noted the planning application above.

## **2310. NOTIFICATION OF PLANNING RESULTS**

**LW/18/0658**  
52 Nutley Avenue, Saltdean,  
East Sussex  
BN2 8EB

Planning Application for conversion of internal garage to habitable accommodation.

**Lewes DC GRANTS PERMISSION** subject to conditions.  
Telscombe's Planning & Highways Committee **SUPPORTED** the application.

**LW/18/0660**  
52 Nutley Avenue, Saltdean,  
East Sussex  
BN2 8EB

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

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## 2310. Notification of Planning Results (Contd)

- LW/18/0794**  
136 Oaklands Avenue,  
Saltdean, East Sussex  
BN2 8EB
- Planning Application for single storey rear extension and associated works.  
**Lewes DC GRANTS PERMISSION** subject to conditions.  
Telscombe's Planning & Highways Committee **SUPPORTED** the application.
- LW/18/0795**  
215 Marine Drive, Saltdean,  
East Sussex  
BN2 8DA
- Planning Application for erection of ancillary building to the rear.  
**Lewes DC GRANTS PERMISSION** subject to conditions.  
Telscombe's Planning & Highways Committee were not informed of the application.
- LW/18/0881**  
1 Ashurst Avenue, Saltdean,  
East Sussex  
BN2 8DR
- Planning Application for variation of condition 1 of application LW/17/0316 in order to make minor amendments to the approved scheme conversion.  
**Lewes DC GRANTS PERMISSION** subject to conditions.  
Telscombe's Planning & Highways Committee **SUPPORTED** the application.
- LW/18/0903**  
6 Bush Close, Telscombe  
Cliffs, East Sussex  
BN10 7DQ
- Lewes advise the use/operations/matter described in the first schedule delineated on the plan **is lawful/would have been lawful.**
- LW/18/0937**  
376 South Coast Road,  
Telscombe Cliffs, East  
Sussex  
BN10 7ET
- Planning Application for replacement and relocation of existing 15.5m high monopole with 15.5m high monopole supporting 3 no antennae and 2 no dish antennae, 3 no cabinets and ancillary works.  
**Lewes DC REFUSES PRIOR APPROVAL.**  
Telscombe's Planning & Highways Committee **OBJECTED** the application.
- TW/18/0101/TPO**  
The Copse, Telscombe  
Cliffs Way, Telscombe  
Cliffs  
BN10 7DP
- T26 Sycamore – Fell due to decay in trunk.  
**Lewes DC GRANTS PERMISSION.**

The Committee noted the planning results above.

Cllr Robinson requested that the Amenities Officer contacts Ian Fitzpatrick, Head of Planning, to discuss why we did not receive documents for planning application LW/18/0795 215 Marine Drive. The Amenities Officer confirmed she was in correspondence with Kelly Wright, supervisor of the team, who was investigating these issues for her. It was agreed that the Amenities Officer would contact Mr Fitzpatrick if unable to receive a response from Ms Wright in a suitable time frame.

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## 2311. 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 early March 2019.	01.03.2019
29.08.2018	Min 2237, p 2827 – Tree Planting Scheme	JW/BB	Bianca has contacted Plumpton College, EH Treecare and Burley's for quotations on planting trees. Awaiting answer.	10.12.2018
29.08.2018	Min 2240, p 2828 – Damaged street light column	BB/SN	The insurance company have agreed to pay for damaged street column. Bianca has contacted ESH to ask them to commence the works.	
08.10.2018	Min 2266, p 2853 – Urgent Matters	BB	Bianca reported overgrown brambles between Telscombe Grange and Smugglers Rest to East Sussex Highways, who have confirmed the Highway Steward will inspect the area and report back to us.	January 2019
29.10.2018	Min 2273, p 2855 – Proposed Upgrade of Electronic Communications Base Station	BB	We have received notification from Lewes District Council that they have refused prior approval to the upgrade (confirmation on Agenda Item No 7 of Planning & Highways Meeting 14 <sup>th</sup> January 2019).	Completed
29.10.2018	Min 2278, p 2856 – Community Speedwatch Telscombe Village	JW/BB	Cllr Wilkins to write to East Sussex County Council with a view of getting the speed limit reduced to 20mph through Telscombe Village. Bianca has contacted East Sussex Highways of the cost of adding a 'dangerous bend' sign on the road, who have reported that it has been referred to the 'Traffic and Safety Team' who will assess and report back	
29.10.2018	Min 2280, p 2857 – Urgent Matters	BB	Bianca reported broken kerb stones at Buckhurst Road to ESH (Case Ref No. 00293593).	
29.10.2018	Min 2299, p 2883 – Peacehaven and Telscombe Neighbourhood Plan	BB	The next Neighbourhood Plan Meeting takes place Wednesday 4 <sup>th</sup> February at Peacehaven Town Council Offices at 7pm.	04.02.2019

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## **2311. Action List (Contd)**

Tree Planting Scheme – The Amenities Officer confirmed she was still waiting from contractors to confirm prices for the planting of the trees. Cllr Wilkins recommended two smaller contractors that may be able to assist. Cllr Harris suggested the Amenities Officer also contacts the Chamber of Commerce for further potential contractors. The Amenities Officer also confirmed she will write to the House Project for a potential donation.

Urgent Matters (overgrown brambles between Telscombe Grange and Smugglers Rest) – The Amenities Officer reported that East Sussex Highways have recently confirmed that they have requested and are awaiting results of a land registry search, as they do not believe they own this land. Cllr Robinson suggested a volunteer group could attend to the area but there was concerns that this may provide a Health and Safety Risk. It was agreed to wait until the results had arrived from East Sussex Highways before investigating the possibility of a volunteer group.

Peacehaven and Telscombe Neighbourhood Plan - It was noted that the Neighbourhood Plan Meeting will take place on Wednesday 6<sup>th</sup> February, and not 4<sup>th</sup> as confirmed on the above Action List.

## **2312. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING**

Cllr Robinson noted that the works being carried out opposite 10 and 11 The Esplanade have placed roof tiles all over the grass so that lorries can drive over them. It was agreed that the Amenities Officer will visit the site and report accordingly.

Cllr Harris suggested any planning applications issues we have could be taken to Cllr Andy Smith as District Councillor, if we are unsuccessful in our other attempts.

Cllr Sharkey reported that a resident had been in contact with her concerning the state of the pavement outside the bank of shops on the South Coast Road on the junction with Broomfield Road. There is a large grassy area covered with rubbish, which also has the remains of a metal post sticking out from the bottom of it. The Amenities Officer will report this to East Sussex Highways.

Cllr Sharkey also confirmed that at the back of these bank of shops, it appears that rubbish is not being collected regularly. This is causing a health and safety issue as local wildlife are tearing at the rubbish and rotting food is left alongside the pathway. This is also causing issues for the local residents who live alongside the pathway.

There being no further business the meeting closed at 9.50pm.

Signed .....  
Chairman

*Next meeting of the Committee – Monday 4<sup>th</sup> February 2019*