

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 14<sup>th</sup> May 2018** in Telscombe Civic Centre at 7.30 pm.

**PRESENT:** Cllrs T Armour, J Harris *Chairman*, J Wilkins *Mayor* and G Maskell

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

## **2175. PUBLIC QUESTION TIME**

There were several members of the public present regarding planning application reference LW/18/0288, 26 & 28 Fairlight Avenue, Telscombe Cliffs. A resident from No 30 Fairlight Avenue wanted to object the application on the following reasons; (a) there is little change to the original proposal, which had previously been refused by Lewes District Council and (b) the proposal will mean two thirds of light will be excluded from their back garden. The resident provided photographs and diagrams for viewing. Cllr Harris requested this to be discussed in further detail on agenda number 5, planning applications.

## **2176. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr D Brindley due to family commitments, Cllr A Loraine due to illness and Cllr A Mendoza due to work commitments. These reasons for absence were accepted. Cllr G Maskell was agreed as a sub for Cllr Brindley.

## **2177. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST**

Cllr Armour declared an interest in Agenda item number 5, planning application for Stud Farm, reference SDNP/18/01906/FUL.

## **2178. TO DISCUSS, APPROVE & SIGN MINUTES OF THE MEETING HELD ON THURSDAY 26<sup>th</sup> APRIL 2018**

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

## **2179. PLANNING APPLICATIONS**

LW/18/0242  
Case Officer:  
Mr Piotr Kulik

### **1 Cowden Road, Saltdean, East Sussex, BN2 8DD**

Enlargement and development of roof space including hip to gable of east and west elevations and formation of dormers to north and south elevations.

The Committee considered the application and it was proposed by Cllr Wilkins, seconded by Cllr G Maskell and unanimously recommended to **SUPPORT** the application

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## 2179. Contd. Planning Applications

LW/18/0279  
Case Officer:  
Mr Piotr Kulik

### **24B Ambleside Avenue, Telscombe Cliffs, East Sussex, BN10 7LS**

Single storey rear extension and extended ridge loft conversion with side dormer and 5 no roof lights.

The Committee considered the application and it was proposed by Cllr Armour, seconded by Cllr Wilkins and unanimously recommended to **SUPPORT** the application

LW/18/0288  
Case Officer:  
Mr Steve Howe

### **26 & 28 Fairlight Avenue, Telscombe Cliffs East Sussex, BN10 7BN**

Extension of roof, extension of first floor accommodation and new dormers to property no's 26 & 28, new crossover and parking.

*The meeting was adjourned with agreement of the Chair to take further comments from members of the public.*

Residents of No 26 & 28 Fairlight Avenue wanted to inform the Committee of the following details in relation to this application; (a) 30 Fairlight Avenue's garden already has a large amount of shade due to previous extension of property No 30 Fairlight Avenue, (b) the proposal would allow a little more light coming in due to the roof position, (c) No 30 Fairlight Avenue currently has planning application to extend upwards if they should wish, (d) the new proposal has lowered the requested development and the dormers are not as large as on No 24 Fairlight Avenue and (e) 26 & 28 Fairlight Avenue are one of the few properties on the road that have not been developed on.

Resident of No 30 Fairlight Avenue provided a written objection, which was passed to the Chairman of the Committee, alongside the photographs and diagrams, which the Committee viewed. He confirmed that a Planning Inspector had attended his property to take pictures and believed the proposal to be overbearing. The resident also confirmed that he was not planning to extend his property and there was only 1 year remaining on the planning application to do so.

Cllr G Maskell recommended that due to the objections, the Committee will call the proposal in via one of the District Councillors.

*The meeting reconvened.*

The Committee considered the application and it was proposed by Cllr G Maskell, seconded by Cllr Wilkins and unanimously recommended to **OBJECT** to the application due to overcrowding of the land and the potential issues this may provide for residents in the properties behind Fairlight Avenue in Cliff Gardens due to overlooking, as their properties are set lower down.

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## 2179. Contd. Planning Applications

LW/18/0293  
Case Officer:  
Mr Piotr Kulik

### **376 South Coast Road Petrol Station, Telscombe Cliffs, East Sussex, BN10 7ET**

Installation of new jet wash on petrol filling station site.  
The Committee considered the application and it was proposed by Cllr Wilkins, seconded by Cllr G Maskell and recommended by the majority to **OBJECT** the application on the following grounds:-

- i. The Turning circle is too tight
- ii. Limited visibility for other vehicles and pedestrians, thus making it dangerous.

Cllr Armour abstained.

SDNP/18/01906/FUL  
Case Officer:  
Mr Chris Wright

### **Stud Farm, Gorhams Lane, Telscombe Village, Lewes, East Sussex, BN7 3HZ**

Conversion of agricultural barn to dwelling with associated landscaping and car parking.

Cllr Armour took no part in the discussion or proposals due to him declaring an interest in this particular Agenda item.

The remaining Committee members considered the application and it was proposed by Cllr Wilkins, seconded by Cllr G Maskell and recommended to **OBJECT** the application on the following grounds:-

- i. The proposal is contrary to the Gorham Gift Charity, which lists the maintenance of the rural and historic nature of the village
- ii. The proposal is contrary to the statutory purpose of the South Downs National Park to conserve heritage and promote public understanding
- iii. It does not blend in with the surrounding dwellings
- iv. It sets precedent for further conversions
- v. Likely high rents unaffordable to locals
- vi. The barn has been removed by the Trustees and no alternative offered.
- vii. The loss of revenue to the current tenants who will now be unable to rear the stock
- viii. The yard floods often due to the water running down from the surrounding fields
- ix. The pipe and guttering drainage from the stable yard has not been considered
- x. 50 years of stock contamination in both barn and yard, and likelihood of continued contaminated seepage not considered.
- xi. Rebuild is outside revised Class Q permitted development criteria
- xii. Structural survey suggest major work to walls
- xiii. No provision for cycle sheds, recycling, oil storage tanks etc.

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## 2179. Contd. Planning Applications

LW/18/0296  
Case Officer:  
Mrs Alyson Smith

**50 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex, BN10 7DT**

Removal of existing side conservatory, alternations to existing loft conversion, changing existing rear conservatory into habitable room.

The Committee considered the application and it was proposed by Cllr G Maskell, seconded by Cllr Armour and unanimously recommended to **SUPPORT** the application

LW/18/0300  
Case Officer:  
Mr Steve Howe

**7A Findon Avenue, Saltdean, East Sussex, BN2 8RF**

Removal of a zinc bay window to the front elevation to be replaced with sliding doors and balcony (no increase to internal floor area).

The Committee considered the application and it was proposed by Cllr Wilkins, seconded by Cllr G Maskell and unanimously recommended to **SUPPORT** the application

LW/18/0316  
Case Officer:  
Mr Piotr Kulik

**125 Bevendean Avenue, Saltdean, East Sussex, BN2 9PE**

Proposed front porch.

The Committee considered the application and it was proposed by Cllr G Maskell, seconded by Cllr Armour and unanimously recommended to **SUPPORT** the application

## 2180. NOTIFICATION OF PLANNING RESULTS

There were no new notifications.

## 2181. EAST SUSSEX COUNTY COUNCIL FORMAL CONSULTATION – LEWES PARKING REVIEW 2017/18

East Sussex County Council have carried out consultations and drawn up final proposals. There are two located in Telscombe Cliffs (a) South Coast Road by Highview Road – a proposed bus stop clearway by public notice to confirm ‘No Stopping Except Local Buses at any time’ from a point 23 metres south east of its junction with Highway Road, for a distance of 59 metres and an extension to the west of the current boundary of ‘No Waiting at any time’ (b) Broomfield Road by Amhurst Road – amendment to Traffic Regulation Order only for existing ‘No Waiting At Any Time’, for a distance of 7 metres.

The Committee were in agreement with the proposal, but noted that they would like to make other requests. The Town Clerk confirmed that any future requests need to go to the Parking Team.

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## **2182. TO CONSIDER ACTIONS REGARDING PARKING ON STREET CORNERS, ESPECIALLY IN CLIFF GARDENS/FAIRLIGHT AVENUE, FAIRLIGHT AVENUE/GRASSMERE AVENUE AND BUCKHURST ROAD/BROOMFIELD AVENUE**

Parking on the street corners mentioned above is causing a major hazard as visibility is severely restricted when trying to emerge from these roads. This issue was taken to the recent SLR meeting at which the East Sussex County Council representative advised us to report the problems directly to the parking team for consideration.

The Committee considered the requests and it was proposed by Cllr Wilkins, seconded by Cllr G Maskell and unanimously **RECOMMENDED** to request double yellow lines in the above roads via the Parking Shop. Bianca Buss to action.

## **2183. STOPPING UP OF HIGHWAY AT 161 AMBLESIDE AVENUE**

The Town Clerk reported that the applicant had made further comments to the Committee's objection to their request. The Committee considered the counter argument and it was proposed by Cllr Wilkins, seconded by Cllr Armour and unanimously **RECOMMENDED** to continue with **OBJECTION** due to the visibility issues.

## **2184. TO NOTE ACTION LIST**

The action list was noted by the Committee.

## **2185. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING**

Cllr Armour requested that a 20mph speed limit is added to Telscombe Village. A cyclist recently injured themselves taking the corner too quickly. The Town Clerk will request this at the next SLR Meeting on 15<sup>th</sup> June 2018.

There was no further business and the meeting closed at 9.20pm.

Signed .....  
Chairman

*Next meeting of the Committee – Monday 4<sup>th</sup> June 2018*