

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 16th March 2020** in Telscombe Civic Centre at 7.30 pm.

PRESENT: Councillors D Brindley *Deputy Mayor*, G Hill, D Judd, L Mills, C Robinson
Vice Chairman & I Sharkey *Mayor*

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

2542. PUBLIC QUESTION TIME

There were no members of the public present. It was noted that Cllr Gallagher was present concerning Agenda Item 10 – Neighbourhood Plan. Cllr Robinson as Vice Chairman suggested that this agenda item be bought forward to Item 5 for discussion. Cllr Gallagher also requested that she may speak concerning Agenda Item 11 – To consider a bus shelter request at Bannings Vale. It was **agreed** by the Committee that this item is also bought forward, although Cllr Gallagher would not be able to vote as she is not part of the Planning & Highways Committee.

2543. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Harris for health reasons, which was accepted by the Committee. Cllr Cheta sent apologies retrospectively for work commitments.

2544. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

2545. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 24th FEBRUARY 2020

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

2546. NEIGHBOURHOOD PLAN

Cllr Gallagher advised the Committee that a Neighbourhood Plan workshop concerning the future of the Meridian Centre was taking place on Thursday 23rd April 10.30am-3.30pm at the Telscombe Civic Centre and urged all Councillors to attend if able to. She also highlighted that the Peacehaven Town Clerk had recommended regular steering group meetings for updates, and will now take place on the second Thursday each month, with the next meeting being held on 9th April, 7pm at the Meridian Centre. The questionnaire results from the previous consultation with residents had been analysed which highlighted that the public wanted a covered shopping area, weekend markets, pedestrianised location and enterprise units. The consultant Jim Boot had also suggested that a communication plan is devised to inform all residents and Cllr Gallagher has since written articles for various local publications. Cllr Robinson thanked Cllr Gallagher for the update and for all her help with the Neighbourhood Plan.

TELSCOMBE TOWN COUNCIL



2547. TO CONSIDER A BUS SHELTER REQUEST AT BANNINGS VALE

The Amenities Officer's report highlighted that East Sussex Highways had confirmed a shelter could be added to this location, but additional works would need to be made to the kerbstones so that the area is safe for disabled users. The Amenities Officer also confirmed that the monies for the two licence applications previously agreed to be paid by this Committee in October had been returned, as East Sussex Highways only require payment once any agreed works were imminent. She confirmed that the licence applications, kerbstone works and purchase of a bus shelter would be high, at a minimum cost of over £14,000. Cllr Judd asked if the Council could apply for money through CIL. Cllr Gallagher felt the costs were too high and noted that there was a bus stop further down at Bannings Vale, near to the junction with Bevendean Avenue. It was proposed by Cllr Judd, seconded by Cllr Brindley and unanimously **RECOMMENDED** by the Committee that consultation of local residents is undertaken and the Amenities Officer investigates if there is an option for CIL funding. Cllr Robinson offered to draft a letter with the Amenities Officer.

Cllr Gallagher left the meeting at 8pm.

2548. PLANNING APPLICATIONS

LW/20/0063 - 22 Rye Close, Saltdean, East Sussex, BN2 8PP

Case Officer - Martin Fagan

Side extension

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

LW/20/0074 - 11 St Peters Avenue, Telscombe Cliffs, East Sussex, BN10 7DU

Case Officer - William De-haviland-Reid

Conversion of existing bungalow, with the addition of conservatories, to create 1 No. two bedroom unit and 1 No. one bedroom unit

The committee considered the application and it was proposed by Cllr Brindley, seconded by Cllr Judd and unanimously recommended to **SUPPORT** the application on the basis that there are no further structural changes to the building.

LW/20/0087 - 71 Cissbury Crescent, Saltdean, East Sussex BN2 8RH

Case Officer - Martin Fagan

Internal alterations and rear single storey extension

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

LW/20/0103 - 43 Fairlight Avenue, Telscombe Cliffs, East Sussex, BN10 7BS

Case Officer - Toby Collins

Single storey side extension

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

TELSCOMBE TOWN COUNCIL



2549. NOTIFICATION OF PERMITTED DEVELOPMENT DECISION

LW/20/0010 - 36 Findon Avenue, Saltdean, East Sussex BN2 8RF

Extensions for single storey rear extension

Lewes DC **APPROVED** the application

The Committee noted the permitted development decision above.

2550. TO NOTE THE FOLLOWING LAWFUL DEVELOPMENT DECISIONS

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

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

Lewes DC certified **IS LAWFUL**

LW/20/0003 - 36 Findon Avenue, Saltdean, East Sussex BN2 8RF

Garage conversion including hip to gable extension and rear dormer

Lewes DC certified **IS LAWFUL**

The Committee noted the lawful development decisions above.

2551. TO NOTE THE FOLLOWING PLANNING APPLICATION DECISIONS

LW/19/0518 - 363 South Coast Road, Telscombe Cliffs, East Sussex, BN10 7HH

First and second floor extension to create four additional flats

Lewes DC **GRANTS PERMISSION**

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

LW/19/0542 - 35 Gorham Way, Telscombe Cliffs, East Sussex, BN10 7BA

Section 73A retrospective application for clarification of development works and permitted development works already undertaken

Lewes DC **GRANTS PERMISSION**

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

LW/19/0586/CD - 1 Ashurst Avenue, Saltdean, East Sussex

Discharge of condition 2, from plain tiles to white coloured render in relation to application

LW/07/0316

Lewes DC advised work is **ACCEPTABLE & COMPLIANT**

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

LW/19/0714 - 342 South Coast Road, Telscombe Cliffs, East Sussex, BN10 7EW

Demolish existing bungalow and garages and construction of a block of 4 flats with associated car parking, covered bicycle shelter and refuse/recycling area

Lewes DC **GRANTS PERMISSION**

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

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

Demolition of existing bungalow and erection of replacement single family dwelling

Lewes DC **GRANTS PERMISSION**

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

TELSCOMBE TOWN COUNCIL



2551. To note the following planning application decisions (Contd)

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

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

Lewes DC **GRANTS PERMISSION**

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

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

Single storey rear extension

Lewes DC **GRANTS PERMISSION**

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

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

Front and rear single storey extensions

Lewes DC **GRANTS PERMISSION**

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

LW/20/0004 - 13 St Peters Avenue, Telscombe Cliffs, East Sussex

Non-material amendment following a grant of planning permission – change to 2 windows in the rear dormer to 2 separate upvc doors to be fitted with glass Juliet balconies – in relation to planning approval LW/17/0560

LewesDC confirms the amendments are **APPROVED**

The Committee noted the planning decisions above.

2552. PLANNING APPLICATION COMPARISON REPORT

The Committee considered the report from the Amenities Officer, highlighting the amount of applications comparing Telscombe Town Council's comments alongside Lewes District Council's decisions. It was proposed by Cllr Clarkson, seconded by Cllr Judd and unanimously **RECOMMENDED** that the analysis is provided in 6 months' time and that the report is advertised on the Telscombe Town Council website for local residents to note.

2553. WILDFLOWER GRASS VERGES

Cllr Robinson advised the Committee that she had met with the Specialist Advisor and Project Officer at Lewes District Council that morning, alongside Cllrs Judd and Gallagher. They were informed that wildflowers could not be placed on the cliff tops for safety reasons. Cllr Robinson felt that adding another working group with volunteers would be too much. It was proposed by Cllr Clarkson, seconded by Cllr Judd and unanimously **RECOMMENDED** that the Amenities Officer starts progressing wildflower verges on the grass strip and bank on the South Coast Road next to the Tye and on the grass verge outside Robert Kingan Playground and asks the resident who currently assists with the wildflower grass verge at Fairlight Avenue if he would be interested in carrying out the monthly baseline survey. Cllr Clarkson advised that he would be willing to carry out the survey if the resident is unable to help.

2554. ACTION LIST

The action list was noted as follows:

TELSCOMBE TOWN COUNCIL



2554. Action List (Contd)

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 has been compiled & added as an agenda item.	Completed
22.05.2019	Min 2383, p 2979 – Urgent Matters (40 Ambleside Avenue planning breach)	BB	Bianca has been unable to receive an update concerning the breach so has contacted Cllr O'Connor to escalate.	May 2020
28.10.2019	Min 2474, p 3065 – Urgent Matters (Overgrown hedges Bannings Vale and Hamsey Road)	BB	Both hedges have been cut back.	Completed
18.11.2019	Min 2485, p 3079 – Urgent Matters (Brambles encroaching joint path and cycle way on A259)	BB	Bianca has reported the brambles to ESH. Chased 05/03/2020.	Apr 2020
13.01.2020	Min 2510, p 3105 – Wildflower Grass Verges	BB	An agenda item has been added to this meeting.	Completed
13.01.2020	Min 2518, p 3112 – Urgent Matters (request for parking signs at Kirby Drive)	BB	Steve O'Connell will visit site shortly re signage.	Apr 2020
03.02.2020	Min 2527, p 3132 – To consider a bus shelter request at Bannings Vale	BB	An agenda item has been added to this meeting.	Completed
03.02.2020	Min 2528, p 3132 – Bridleway Gate 8 Policy and way forward	BB	Bianca has written to key holders with deadline for completed applications by 19.04.2020.	Completed
03.02.2020	Min 2529, p 3133 – To consider a tree scheme for Telscombe residents	BB	Awaiting response from residents concerning potential tree verge planting scheme advertised in Town Crier. 5 expressions of interest received so far.	Apr 2020
03.02.2020	Min 2531, p 3135 – Urgent Matters (16 The Esplanade)	BB	Jennifer Baxter conf on 17.02.2020 that she is contacting LDC's legal team as the summerhouse has still not been removed.	Apr 2020

Urgent Matters (40 Ambleside Avenue) – The Amenities Officer confirmed she had contacted the local Customer & Stakeholder Manager (CSM) at East Sussex County Council concerning the van at this address parking on the pavement with the rear of the van encroaching onto the road. She had received several complaints from residents as it was causing safety and visibility issues for oncoming traffic. The CSM confirmed she would investigate and issue a Penalty Charge Notice if necessary.

TELSCOMBE TOWN COUNCIL



2554. Action List (Contd)

Urgent Matters (Overgrown hedges Bannings Vale and Hamsey Road) – Cllr Judd informed the Amenities Officer that the hedge had not been cut back at Hamsey Road and asked her to make further contact with East Sussex Highways.

2555. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

Cllr Judd asked the Amenities Officer to investigate if a shed that had been built on land owned by the Martlets had received planning permission.

The Amenities Officer advised that the Council had been made aware of a temporary road closure outside 28 Hamsey Road, East Saltdean by East Sussex Highways. From 31st March 2020, works will be undertaken by Southern Water to carry out reinstatement works and it is estimated to take 3 days to complete.

The Amenities Officer reported that she had received an email from a resident concerning the annual maintenance charge that is being made to all key holders of the gate at Bridleway 8. The resident asked if the Councillors would reconsider a maintenance charge for the gate as they felt that those who had access would not need to damage the gate and that those that reside in Telscombe Village do not have access to the same amenities as those that live elsewhere. The email also highlighted that the £100 deposit fee was felt to be too high. It was **agreed** by the Committee that the Amenities Officer responds to the resident to advise that the Council would continue with the same conditions for all key holders and that no exceptions would be made.

2556. EXCLUSION OF PRESS AND PUBLIC

It was unanimously **RESOLVED** to exclude the Press and Public from the meeting during consideration of the following items pursuant to section 1 (2) of the Public Bodies (Admissions to Meetings) Act 1960, on the grounds that publicity would be prejudicial to the public interest by reasons of the confidential nature of the business to be transacted.

2557. TO CONSIDER BRIDLEWAY 8 GATE KEY APPLICATIONS

The Committee considered two key applications received for the gate at Bridleway 8. Applicant 1 lives in Telscombe Cliffs and has requested a key to visit the church and attend to a grave. It was proposed by Cllr Judd, seconded by Cllr Mills and unanimously **RECOMMENDED** that a key is not provided to this applicant as they are not an essential user and can access the church and graveyard via the C7 road.

Applicant 2 lives in Telscombe Village and has requested two keys so that both residents in the property can access facilities in Telscombe Cliffs. It was proposed by Cllr Sharkey, seconded by Cllr Brindley and unanimously **RECOMMENDED** that only one key is provided for this applicant, in line with the criteria that they live in Telscombe Village and that one key is issued per household.

There being no further business the meeting closed at 9.03pm.

Signed, Chairman

Next meeting of the Committee – Monday 6th April 2020