

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 19th November 2018** in Telscombe Civic Centre at 7.30 pm.

PRESENT: Cllrs D Brindley *Mayor*, J Harris, B Page, C Robinson, I Sharkey, J Wilkins (*Chairman*) & D Wright

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

The Chairman of the meeting, Cllr Wilkins, advised everyone present of the safety/fire procedures and the Council's filming policy.

Cllr Wilkins then read out a statement declaring an interest in Agenda Item Number 5, Planning Application for LW/18/0773 15 Cliff Gardens, a proposed 1 bedroom single storey detached dwelling, which is a re-application after refusal of LW/18/0198.

In the absence of the Vice-Chair, Cllr Wilkins asked Cllr Brindley as Mayor to Chair the meeting for any discussion relating to the planning application for 15 Cliff Gardens.

The meeting was adjourned at 7.35pm to take questions from members of the public.

2281. PUBLIC QUESTION TIME

A spokesperson for Mr Turner, who owns 15 Cliff Gardens, requested to read a statement and that before it was read out, that Cllr Wilkins leave the room for public question time as she had declared an interest in this item and had previously confirmed she would be happy to leave if necessary. The spokesperson also requested that Cllr Harris leave the room as he knew Mr Turner. The Committee felt that although Cllr Harris knew of the applicant, he did not have an interest in the planning application. However, Cllr Harris was happy to leave the room.

Cllr's Wilkins and Harris left the room. Cllr Brindley then took over as Chair.

Mr Turner's spokesperson read out a statement to confirm that Mr Turner had met with the Planning Case Officer at Lewes District Council to discuss the reasons for refusal on the initial planning application earlier this year. An alternative design was shown and this was received well by the Planning Officer. All previous suggestions made by the Planning Officer had been actioned, specifically; reducing down to 1 bedroom dwelling and the removal of a pitched roof, with the new design giving a flat roof no higher than 3.3m. The spokesperson then provided examples of other properties in the area which had larger residences erected into smaller amenity spaces. Additionally, although only 1 car parking space will be available on the drive, the bollard will be moved to the front of the property so that no additional parking may be used. She also noted that the current property has a garage and car parking space, so there will be no additional activity and therefore noise and/or disturbance. Lastly, she clarified that the alleyway next to the property would not be used at all and would be happy for it to be blocked off and requested the application is reviewed fairly.

A resident wanted to emphasise that the new planning application had not addressed all the issues initially raised. She reported that the dwelling was out of character and had cramped features. It is not in line with other properties as it is back garden development, which is against Policy ST4, point 3 of the local plan. The new application has a flat roof, which could have another level added on at a later date. The use of land had an adverse effect on the local

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2281. Public Question Time (Contd)

community and would give a loss of privacy to other properties. She noted that the bollards suggested in the plans would still not stop the additional noise and fumes from further vehicles and that it would also mean that more vehicles would be parked in the street. The new plans also did not clarify the drainage information so assumed this would be the same as the previous application.

Another resident, who lived behind the property, was concerned about the property line being only 3 meters between the proposed application and her fence.

One lady reported that the application would improve the area as the current location is overgrown and in need of a tidy.

2282. PLANNING APPLICATIONS

Cllr Brindley decided to bring forward the planning application of LW/18/0773 15 Cliff Gardens, as everyone had now had a chance to speak in relation to this application.

LW/18/0773
15 Cliff Gardens,
Telscombe Cliffs

Case Officer:

Mr Christopher Wright

Proposed 1 bedroom single storey detached dwelling (re-application after refusal of LW/18/0198)

The committee considered the application. Cllr Brindley advised that although the plans seemed clear it was back garden development, he did note that the garage was roadside, thus alleviating some of the concerns. He was, however, concerned that the applicant is a landlord who does not live in the local area. Cllr Sharkey reported that although the applicant had made sympathetic designs, she was worried the proposed property was not in line with the row of houses. Cllr Page felt that the applicant had made a strong case in satisfying all the original objections and that the Planning Officer had received the application positively. Following consideration it was proposed by Cllr Wright, seconded by Cllr Robinson and recommended to make **NO COMMENT** with regards to the application, as the Committee were not in agreement if they would support or object the application. However, it was requested that the Amenities Officer ask that the application be 'called in' at Lewes District Council so that it is taken to a Committee and anyone wishing to attend and speak to support their case may do so.

Cllrs Wilkins and Harris returned and Cllr Wilkins resumed as Chair, continuing Public Question Time.

A member of the public wanted to discuss Agenda Item 7, Review of Bridleway Gate 8 key holders & policy. She wanted clarification on what would be discussed as she may have comments thereafter. Cllr Wilkins as chair agreed to discuss this in further detail on Agenda Item 7.

The meeting reconvened at 8.00pm.

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2283. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Loraine who had been granted leave of absence until the end of November and Cllr Armour who had a prior engagement. These reasons for absence were accepted by the Committee. Cllr Page was agreed as a sub for Cllr Loraine and Cllr Wright was agreed as a sub for Cllr Armour. Cllr Mendoza was not present and had not submitted apologies.

2284. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

Cllr Wilkins declared an interest in planning application LW/18/0773, which had previously been discussed.

2285. TO DISCUSS, APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 29th OCTOBER 2018

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

2286. PLANNING APPLICATIONS

LW/18/0806 89 Brambletyne Avenue, East Saltdean Case Officer: Mr Robin Hirschfield	Proposed lawful development application for loft conversion and rear extensions The committee considered the application and it was proposed by Cllr Wright, seconded by Cllr Robinson and unanimously recommended to SUPPORT the application.
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2287. NOTIFICATION OF PLANNING RESULTS

LW/18/0618 142 Rodmell Avenue, Saltdean, East Sussex BN2 8PJ	Planning Application for proposed raised decking to rear of property (part retrospective). Lewes DC GRANTS permission subject to conditions. Telscombe's Planning & Highways Committee SUPPORTED the application.
LW/18/0705 40 Rodmell Avenue, Saltdean, East Sussex BN2 8PG	Planning Application for replacement of rear conservatory, roof alterations to rear to create balcony from first floor bedroom and raised patio. Lewes DC GRANTS permission subject to conditions. Telscombe's Planning & Highways Committee SUPPORTED the application.

The Committee noted the planning results above.

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2288. REVIEW OF BRIDLEWAY GATE 8 KEY HOLDERS AND POLICY

The Amenities Officer's report was considered by the Committee, who all felt that the process needed streamlining. Cllr Wilkins reported that she had also provided a list to the Amenities Officer of horse owners/users at Stud Farm. The Amenities Officer suggested that all key holders are asked to complete a new application form to cross reference the details the Council have on file for them, and to check if a key is still required for the village. She also suggested asking all members that have not already done so to complete a maintenance agreement form, as this acts as the contract between the Council and the Key Holder. Finally, she suggested that due to the amount of keys that are unaccounted for, to use this opportunity to change the lock and a new key be provided to all applicants who have the correct documentation.

Cllr Wilkins as Chair allowed the public to speak in relation to this Agenda Item.

A member of the public present reported that a member of her family has a key to go through the village, to the C7 road. The Amenities Officer confirmed that a key had always been given on the proviso that journeys are made to and from Telscombe Cliffs and Telscombe Village only, and not to be used as a cut through.

Another member of the public present reported that the property 'Coombelands' and the properties at the top of Telscombe Cliffs Way have a legal right to use the land. Cllr Wilkins confirmed that a key would be provided to these residents on receipt of their deeds, which the Council Staff will then photocopy so we have the details on record.

Cllr Wilkins reconvened the meeting.

Following discussions, it was proposed by Cllr Brindley, seconded by Cllr Sharkey and unanimously **RECOMMENDED** that the Amenities Officer bring this to the next meeting as an Agenda Item with the following information:

- Costs incurred by the Council for the gate for the last 3 years
- Costs paid by the key holders for the gate for the last 3 years
- The cost for a new padlock and keys
- The cost for a 'security key' as an alternative option
- That a maintenance charge is paid by the key holders at the beginning of each financial year for that year, and anyone not adhering to this term will have their keys revoked
- That the Policy is amended to include a charge for lost keys and that all key holders must pay the maintenance fee as mentioned above
- That all key holders pay a deposit of £25 instead of £50. The Council Staff will need to make arrangements with those that have either over or under paid.

Cllrs Page and Wright left the meeting at 8.40pm as they had a prior engagement.

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2289. EASTBOURNE STATEMENT OF COMMUNITY INVOLVEMENT – INVITATION TO JOIN

The Committee noted Eastbourne Borough Council's 'Revised Statement of Community Involvement' consultation document. It was proposed by Cllr Robinson, seconded by Cllr Harris and unanimously **RECOMMENDED** not to respond to the consultation.

2290. CONSULTATION ON THE SOUTH DOWNS NATIONAL PARK LOCAL LIST

At the Planning & Highways meeting on 29th October, the Committee asked the Amenities Officer to defer this item to the current meeting, once the Committee had received their Planning Training and were therefore in a stronger position to respond to the amendments from the National Park Local List. The consultation document was considered and the Committee were happy with the amendments made by South Downs National Park. It was therefore proposed by Cllr Brindley, seconded by Cllr Sharkey and unanimously **RECOMMENDED** not to respond to the consultation.

2291. 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	Cllr. Wilkins to meet with Paradise Park to discuss costs.	n/a
29.08.2018	Min 2240, p 2828 – Damaged street light column	BB/SN	Bianca has been unsuccessful in her request with a second hand column. Stella is currently in contact with our insurance company on the possibility of claiming for the damage.	
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	Awaiting planning application to come through to Lewes District Council.	

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2291. Action List (Contd)

29.10.2018	Min 2275, p 2855 – Replacement street lighting and columns	BB	Bianca to contact East Sussex Highways to check: <ul style="list-style-type: none"> - Are prices quoted dependant on numbers of lights requested - Will the costs remain the same for replacement of lights that are broken - How long the quoted price is set for 	
29.10.2018	Min 2277, p 2856 – Letter from LDC clarifying the relationship between Neighbourhood Plans and the Housing Supply position	BB	The letter was shown to the Planning trainer who confirmed that the Neighbourhood Plans and their policies are ever evolving. This signifies the high importance on delivering a successful joint Neighbourhood Plan with Peacehaven.	
29.10.2018	Min 2278, p 2856 – Community Speedwatch Telscombe Village	JW	Cllr Wilkins to write to East Sussex County Council with a view of getting the speed limit reduced to 20mph through Telscombe Village.	
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 2280, p 2857 – Urgent Matters	BB	The fridge at Chatsworth Park has been removed.	05/11/2018

Tree Planting Scheme – The Amenities Officer reported that she had requested quotes from 2 companies for the planting but had not yet received a response. A member of the public suggested contacting Plumpton College to see if their students could help and it was agreed the Amenities Officer would make contact. Cllr Wilkins also requested that the Amenities Officer enquire with the Town Clerk about the possibility of applying for a grant via the House Project.

Replacement Street Lighting – The Amenities Officer had received a response from East Sussex Highways, who had confirmed that the ‘Urbis Axia’ light is used for individual quotes which is their standard lantern and used for most of the replacement works. The ‘Quantum’ lantern was sourced as a low cost option for Councils to use for replacing the SOX Lanterns and based on East Sussex Highways ordering in bulk. The ‘Urbis Axia’ lanterns are nearly double the price but the Committee were in agreement that we should continue with the SOX Lanterns as they are still in good working order.

Community Speedwatch Telscombe Village – Cllr Wilkins asked the Amenities Officer to contact East Sussex Highways to request a quote for a ‘dangerous bend’ sign.

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2292. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

There were no urgent matters raised.

There being no further business the meeting closed at 9.06pm.

Signed
Chairman

Next meeting of the Committee – Monday 10th December 2018