

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 25th February 2019** in Telscombe Civic Centre at 7.00 pm.

PRESENT: Cllrs T Armour, D Brindley, J Harris, G Maskell, C Robinson, I Sharkey & J Wilkins (*Chairman*)

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

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

2326. PUBLIC QUESTION TIME

A resident present reported that the Smugglers Rest pub at Telscombe Cliffs now requires users to log their vehicle's registration plate at the bar, acting as a deterrent for individuals parking and not using the facilities.

Another resident wanted to discuss planning application LW/18/0991 125a Ambleside Avenue, Telscombe Cliffs, but was waiting for the architect to arrive. Cllr Wilkins as Chairman agreed for the resident to raise their comments when this planning application is discussed later on in the meeting.

The meeting reconvened at 7.03pm.

2327. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Mendoza due to work commitments which were accepted by the Committee. Cllr G Maskell was agreed as a substitute for Cllr Mendoza. Cllr Loraine was not present and had not submitted apologies. It was noted that Cllr Armour was running late.

2328. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

Cllr Wilkins declared an interest in Agenda Item 8, To Consider Tree Work Application.

2329. TO DISCUSS, APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 4th FEBRUARY 2019

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

2330. PLANNING APPLICATIONS

LW/18/0882	Minor extension to depth and length of front roof dormers to
28 Fairlight Avenue,	Chalet Bungalow
Telscombe Cliffs	The committee considered the application and it was proposed by
Case Officer:	Cllr Harris, seconded by Cllr Sharkey and unanimously
April Parsons	recommended to SUPPORT the application.

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2330. Planning Applications (Contd)

LW/18/0902
26 Fairlight Avenue,
Telscombe Cliffs
Case Officer:
April Parsons

Minor extension to depth and length of front roof dormers to Chalet Bungalow

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

LW/18/0935
40 Ambleside
Avenue, Telscombe
Cliffs
Case Officer:
April Parsons

Replacement of existing timber driveway entrance gates with 2m tall timber driveway entrance gates

The committee considered the application and it was proposed by Cllr Brindley, seconded by Cllr G Maskell and unanimously recommended to **OBJECT** to the application due to the following reasons:

- i. Out of keeping within the street scene
- ii. Loss of visibility to vehicles on the highway

Cllr Armour arrived at 7.15pm

LW/18/0991
125a Ambleside
Avenue, Telscombe
Cliffs
Case Officer:
Robin Hirschfeld

Proposed loft conversion to include raising the height of the existing pitch roof and the installation of three dormer windows

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

David Sands, the architect for the application, was happy for his name to be recorded in the minutes. He explained he had spoken with Lewes District Council's Case Officer and had taken their advice on reducing the size of the dormers (as detailed on the drawings titled 'Revision C'). Mr Sands confirmed there had been 2 objections but he had since spoken with the complainants and agreed to place obscured/frosted glass in the windows to avoid overlooking issues to the neighbouring properties.

The meeting reconvened.

The committee considered the application and it was proposed by Cllr Robinson, seconded by Cllr G Maskell and unanimously recommended to **SUPPORT** the application (as shown on drawings titled 'Revision C') on the condition that obscured glass is used.

LW/19/0007
12 Homebush
Avenue, East
Saltdean
Case Officer:
April Parsons

Revised deck and steps to lower garden

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

LW/19/0027
115 Bannings Vale,
East Saltdean
Case Officer:
Danielle Durham

Reconfigure existing roof with barn hip, dormer windows to front and rear extensions, ground floor rear extension, internal alterations

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

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2330. Planning Applications (Contd)

LW/19/0038
31 Findon Avenue,
East Saltdean
Case Officer:
James Emery

Proposed first floor extension and overcladding existing ground floor walls

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

- i. Gross overdevelopment
- ii. Overbearing, loss of privacy and loss of light to the surrounding properties
- iii. Out of keeping with the street scene and style of properties
- iv. The proposed application is much higher than the existing roof and will be level with the next road

LW/19/0065
45 Cliff Gardens,
Telscombe Cliffs
Case Officer:
Danielle Durham

Erection of detached one bedroom house

The committee considered the application and it was proposed by Cllr Sharkey, seconded by Cllr Brindley and unanimously recommended to **OBJECT** to the application due to the following reasons:

- i. It contravenes ST3 of the Joint Core Strategy from NPPF, namely back garden development
- ii. Out of keeping with street scene
- iii. No cross over/dropped kerb and close to junction, causing huge visibility issues
- iv. Out of the build line in Grassmere Avenue, where the access to the front of the property is
- v. Overbearing, loss of light and loss of privacy to the surrounding properties
- vi. Removing the amenity for 45 Cliff Gardens

LW/19/0068
9 Central Avenue,
Telscombe Cliffs
Case Officer:
Russell Pilfold

Single-storey side extension with conservatory plus internal works and new side window

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

LW/19/0079
215 Marine Drive,
East Saltdean
Case Officer:
Robin Hirschfeld

Minor alterations to approved Ancillary Building to LW/18/0795

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

- i. The original application provided measurements but this new application appears to be much larger, without any measurements provided
- ii. It contravenes ST3 of the Joint Core Strategy from NPPF, namely back garden development, with the potential to become a separate dwelling
- iii. It will set a precedent for other properties to follow suit

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2330. Planning Applications (Contd)

LW/19/0079 (Contd)
215 Marine Drive,
East Saltdean

i. Parking issues at Crowborough Road

The Committee also noted that the Town Council had not received the original planning application, and that the description of the application was incorrect, as it was not minor alterations but major development.

LW/19/0088
Aqua House,
370 South Coast
Road, Telscombe
Cliffs

Case Officer:
Danielle Durham

Proposed extension of existing building to create 2 no. studios on the ground floor

The committee considered the application and it was proposed by Cllr G Maskell, seconded by Cllr Harris and unanimously recommended to **OBJECT** to the application due to the following reasons:

- i. Gross overdevelopment
- ii. No access for emergency and service vehicles
- iii. Restricted vehicle access
- iv. Large reduction of car parking spaces
- v. This development have failed to adhere to original conditions made on previous applications (e.g. height of building)
- vi. Major concerns on the safety of the building – there is no mention of fire safety or fire exits

LW/19/0116
61 Cissbury
Crescent,
East Saltdean

Case Officer:
Robin Hirschfeld

First floor extension and raised deck to front elevation

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

2331. NOTIFICATION OF LAWFUL DEVELOPMENT

LW/19/0049
12 Park View Rise,
Telscombe Cliffs

Case Officer:
Russell Pilfold

Single storey rear extension

The Committee noted the lawful development certificate application above.

2332. TREE WORK APPLICATIONS

Cllr Wilkins had previously declared an interest in this agenda item so did not take part in the discussion.

Cllr Armour, who was not present at the meeting when the declarations of interest were agreed, declared an interest in this agenda item and also did not take part in the discussion.

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2332. Tree Work Applications (Contd)

SDNP/19/00733/TCA
2 Hillview, Gorham's
Lane, Telscombe Village

Case Officer:
Daniel Wynn

Two Ash (T1, T2), Two Sycamore (T3, T4) and Four Horse Chestnut (T5-T8) to be re-pollarded as part of an ongoing pruning scheme

The committee considered the application and it was proposed by Cllr Harris, seconded by Cllr G Maskell and recommended to **SUPPORT** the application.
Cllr Armour and Cllr Wilkins did not vote as they had declared an interest in this item.

2333. NOTIFICATION OF PLANNING RESULTS

LW/18/0871
22 Crowborough Road,
East Saltdean, East Sussex
BN2 8EA

Planning Application for loft conversion incorporating dormers and demolition of existing garage and erection of a larger garage.

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

LW/18/0978
44 Nutley Avenue,
East Saltdean, East Sussex
BN2 8EB

Planning Application for proposed garage conversion, single storey side extension, rebuild conservatory and decking to rear.

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

LW/18/0995
27 Central Avenue,
Telscombe Cliffs,
East Sussex
BN10 7LY

Planning Application for replacement garage.

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

The Committee noted the planning results above.

2334. PLANNING APPLICATION LW/17/0675 10 & 11 THE ESPLANADE

The Amenities Officers report was considered. It was proposed by Cllr G Maskell, seconded by Cllr Harris and unanimously **RECOMMENDED** that the Amenities Officer writes to the Building Control Company, the Health & Safety Executive and East Sussex Highways, as suggested by Lewes District Council, to voice our concerns over the bad practices of works in this particular development, as well as contacting Robin Fuller at LDC in relation to the fly tipping and checking if the land in question is included in the Site of Special Scientific Interest (SSSI) on the clifftop.

2335. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING

The Amenities Officer advised that the Action List had not been added to the current agenda, but gave a copy to the Committee for them to note. An updated list will be taken to the next meeting.

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2335. Urgent Matters at the Discretion of the Chairman for Noting (Contd)

Cllr Wilkins raised the issue of the quality of planning applications received from Lewes District Council. She asked the Amenities Officer to provide a list of applications that have had short turn arounds, inadequate documentation and applications which we have not received, to be taken to the next meeting with a view to bring this forward to Ian Fitzpatrick, Director of Regeneration and Planning.

2336. 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.

2337. TO CONSIDER ESTIMATES FOR GRASS VERGE CUTTING

Cllr Armour declared an interest in this agenda item and left the room whilst discussions and voting took place.

There was discussion regarding the estimates received. Cllr Robinson suggested that in future the works are contracted out on a 2 or 4 year basis, to coincide with the electoral cycle. It was proposed by Cllr G Maskell, seconded by Cllr Brindley and **RECOMMENDED** that Countrymans Contractors be appointed for a 3 year term commencing April 2019 until March 2022 to cut the grass verges 4 times a year for the sum of £5,400 per year plus VAT. This recommendation will be taken to full Council for ratification.

There being no further business the meeting closed at 9.15pm.

Signed
Chairman

Next meeting of the Committee – Monday 18th March 2019