

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 28th August 2019** in Telscombe Civic Centre at 7.30 pm.

PRESENT: Cllrs C Cheta, C Clarkson, J Harris *Chairman*, G Hill, D Judd, L Mills, C Robinson *Vice Chairman*, & I Sharkey *Mayor*

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

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

2426. PUBLIC QUESTION TIME

Two members of the public reported that a house in Telscombe Cliffs has planning permission to build in their back garden, however, it is actually being used for commercial waste with many skips, lorries and cement works at the location. They further informed the Committee that a local company was using the area for storage and that chalk has also been added to the garden. It was agreed that the residents would come back to the Civic Centre the next day and provide photographic evidence to the Amenities Officer, so that she could report this to Lewes District Council.

Nancy Astley, who was happy for her name to be recorded in the minutes, was present as the Agent for planning application LW/19/0593 6 Grassmere Avenue, Telscombe Cliffs. Nancy confirmed that there had been an appeal to the original application, which was not included on Lewes District Council's website. The appeal was dismissed but she wanted to raise some of the comments on the Inspector's report that she felt had been alleviated with the new application. She also provided the Committee with a copy of the report for their information. The original application was for a chalet bungalow 6 metres in height and this has now been reduced to 4 meters in height and 2.5 metres to the eaves. The location has been moved to the bottom of the garden and they have spent a long time with the design to make it in keeping with the local area. She also noted that Telscombe Town Council on their original objection questioned if the resident had access rights to the road that ran alongside Grassmere Court and she confirmed that the Inspector reported that the access for the proposed dwelling is well established and would not cause further disturbance to the neighbours.

Peter Seed, who was happy to have his name recorded in the minutes, wanted to highlight the quality of submission for planning application LW/19/0334 16 The Esplanade, Telscombe Cliffs. Mr Seed noted that the garage has been converted to another room with access only through the house. He also reported that the separate gazebo structure was not shown at all in the plans.

The meeting reconvened at 7.45pm.

2427. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Brindley who was on leave and this reason was accepted by the Committee.

2428. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

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2429. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 5th AUGUST 2019

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

2430. PLANNING APPLICATIONS

LW/19/0334 – 16 The Esplanade, Telscombe Cliffs, E Sussex. BN10 7HE (*case officer April Parsons*)

Section 73A retrospective consent for a front dormer, rear dormer and summer house in front garden.

The committee considered the application and it was proposed by Cllr Clarkson, seconded by Cllr Cheta and unanimously recommended to **OBJECT** to the application as the rear dormer would overlook the garden behind and the summer house is out of keeping with the street scene.

LW/19/0542 – 35 Gorham Way, Telscombe Cliffs, E Sussex, BN10 7BA (*case officer Julie Cattell*)

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

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

LW/19/0552 – 56 Highview Road, Telscombe Cliffs, E Sussex, BN10 7AS (*case officer April Parsons*)

New garage to front drive and existing integrated garage conversion.

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

LW/19/0564 & LW/19/0565 – Smugglers Rest, South Coast Road, Telscombe Cliffs, E Sussex. BN10 7BE (*case officer April Parsons*)

Minor internal and external alterations including new fences, enlarged garden access door and enlarged steps.

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

LW/19/0566 – 150 Firle Road, Telscombe Cliffs, E Sussex. BN10 7RY (*case officer Robin Hirschfeld*)

Erection of first floor side extension.

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

LW/19/0586/CD – 1 Ashurst Avenue, Saltdean, E Sussex. BN2 8DR (*case officer Christopher Wright*)

Discharge of condition 2, from plain tiles to white coloured render in relation to application LW/17/0316.

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2430. Planning Applications (Contd)

The committee considered the application and it was proposed by Cllr Sharkey, seconded by Cllr Robinson and unanimously recommended to **SUPPORT** the application. Cllr Judd noted that in a previous application, the windows were confirmed as obscured glass but they have been added as clear, and asked the Amenities Officer to investigate these concerns

LW/19/0591 – 18 Findon Avenue, Saltdean, E Sussex. BN2 8RF (*case officer April Parsons*)
Proposed garage conversion and extension with pitched roof and decking.

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

LW/19/0593 – 6 Grassmere Avenue, Telscombe Cliffs, E Sussex. BN10 7BZ (*case officer James Smith*)

Proposed erection of two bedroom property – Resubmission of LW/18/0578.

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

2431. NOTIFICATION OF PLANNING APPLICATION DECISIONS

LW/19/0461 – 66 Longridge Avenue, Saltdean, E Sussex, BN2 8RB

Lewes DC **GRANTS PERMISSION.**

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

LW/19/0481 – 50A Brambletyne Avenue, Saltdean, E Sussex, BN2 8EJ

Lewes DC **GRANTS PERMISSION.**

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

The Committee noted the planning decisions above.

2432. NOTIFICATION OF LAWFUL DEVELOPMENT DECISIONS

LW/19/0498 – 48 Cliff Gardens, Telscombe Cliffs, E Sussex, BN10 7BX

GPD – Extensions for single storey rear extension

Lewes DC **REFUSED** prior approval as the building requires planning permission because of the size of the extension.

The Committee noted the decision above.

2433. LAND OWNERSHIP BETWEEN TELSCOMBE GRANGE AND SMUGGLERS PUBLIC HOUSE

The Committee considered the Amenities Officer's report highlighting the ownership of land between Telscombe Grange and Smugglers Public House. It was proposed by Cllr Robinson, seconded by Cllr Mills and unanimously **RECOMMENDED** that the Amenities Officer investigates the process for the Town Council to adopt the large unregistered piece of land between these two locations.

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2434. BUS SHELTER REPAIR

The Committee discussed the Amenities Officer's report concerning the deterioration of the bus shelter at the top of Ambleside Avenue. Cllr Robinson felt that a budget should be included for future bus shelter replacements. Cllr Judd suggested a sponsorship scheme to bring money in, where local businesses sponsor a bus shelter and in return have their advert placed inside the said shelter. Cllr Judd also requested that when the bus shelters are replaced, that they are done so more uniformly to distinguish the shelters from other Councils and highlighted the bus stop at Bannings Vale as a good example with 'Telscombe Town Council' written on the side. It was proposed by Cllr Judd, seconded by Cllr Sharkey and unanimously **RECOMMENDED** that the bus shelter is fully replaced with a 3 bay by GW Shelter Solutions for the total sum of £5,481 plus VAT, which includes the removal and disposal of the old shelter, supply and erection of the new shelter and 2 half end panels. It was also **agreed** that the Amenities Officer investigates the suggestion of sponsoring future bus shelters to bring back to a future Planning & Highways Committee Meeting.

2435. BEST KEPT ROAD COMPETITION

Cllr Robinson discussed the option of a "Best Kept Road" Competition and requested that it is changed to a "Best Kept Garden" Competition. Cllr Harris confirmed that the Horticultural Society also offer this competition in conjunction with Paradise Park and Peacehaven & Telscombe residents. Cllr Mills suggested that the Amenities Officer contact a member of the Horticultural Society who would be able to assist with putting such a competition together. It was proposed by Cllr Robinson, seconded by Cllr Hill and unanimously **RECOMMENDED** that the Amenities Officer contacts a member of the Horticultural Society with the purpose of taking this further and invites them to a future Planning & Highways Committee Meeting for discussion.

2436. PARKING SIGNS

The Amenities Officer reported that she had been in contact with ESCC's Road Safety Team in relation to placing a sign advertising the Fairlight Avenue car park at the South Coast Road traffic lights, with the junction at Sussex Way. They had advised that the County Council do not pay for signs but would be willing to make further investigations to see if signage would be feasible if the Town Council would be willing to pay for the cost of the sign and the installation. Cllr Clarkson asked that the Amenities Officer also makes contact with the Thai Elephant direct to see if they would be willing to also advertise the car park on their menu's or on a notice placed in their window. It was proposed by Cllr Clarkson, seconded by Cllr Cheta and unanimously **RECOMMENDED** that the Amenities Officer requests ESCC to make further investigations.

2437. 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 September.	16.09.2019

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2437.	<u>Action List (Contd)</u>			
29.08.2018	Min 2237, p 2827 – Tree Planting Scheme	BB	Bianca has written to residents asking for payment by Monday 16 th September 2019.	Sept 2019
04.02.2019	Min 2323, p 2918 – Urgent Matters	BB	Bianca has received a response from the Passenger Support Team from ESH, which has raised further questions. Awaiting their response before bringing to Committee.	Sept 2019
01.05.2019	Min 2368, p 2964 – Review of Bridleway Gate 8 and Key Holders	BB	Bianca is investigating the option of an access system with fob key.	Sept 2019
22.05.2019	Min 2383, p 2979 – Urgent Matters	BB	April Parsons at LDC confirmed on 8.8.19 that she has contacted the agents re the installation of a 2m gate at 40 Ambleside Avenue & asked them to re-apply for retrospective planning permission or lower to a metre. They have responded advising they are currently on holiday and will discuss this on their return.	
24.06.2019	Min 2395, p 2996 – Land owned by St. Modwen	BB	Bianca to investigate who owns the land, other than the plot owned by TTC, between Telscombe Grange and the Smugglers Public House. Report added to agenda.	28.08.2019
24.06.2019	Min 2397, p 2998 – Urgent Matters	CR	An Agenda Item to organise a competition for the 'best kept road' has been added to this meeting agenda.	Completed
15.07.2019	Min 2408, p 3001 – Community Bus Fare Increase	BB	The Committee recommended that TTC continue to support the Community Bus. This will be taken to Full Council on 18 th September for consideration.	Sept 2019
05.08.2019	Min 2420, p 3016 – Wildflower Grass Verges	BB	Bianca, Cllr Robinson and Cllr Harris to visit potential sites with James Newmarch at ESCC and a resident. Date/Time to be confirmed.	
05.08.2019	Min 2422, p 3017 – Bollards on Grass Verges	BB	Bianca to investigate options and costings for bollards on grass verges.	Sept 2019

Review of Bridleway Gate 8 and Key Holders – The Amenities Officer reported that she had visited the gate with Havens Security that day and they confirmed that a fob key or mechanical system would not be possible as there is no power source available at the location. The Amenities Officer confirmed that next to the gate was a Solar Powered light but she felt that using the light for power would cause further issues as it was not reliable enough. Battery packs could be used as an alternative source for power but would drain quickly and prove to be costly. Havens Security therefore suggested keeping with the current system. It was proposed by Cllr Clarkson, seconded by Cllr Cheta and unanimously **RECOMMENDED** that the Amenities Officer investigates prices for a complete change of lock and keys to being back to a future meeting.

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2438. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

There were no urgent matters.

There being no further business the meeting closed at 8.50pm.

Signed

Chairman

Next meeting of the Committee – Monday 16th September 2019