

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Monday 28<sup>th</sup> October 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.*

## **2461. PUBLIC QUESTION TIME**

Steve and Robert Ixer, who were happy for their names to be recorded in the minutes, were present concerning planning application LW/19/0713 128 Bannings Vale, Saltdean. The two gentlemen confirmed they had bought the current property together to get onto the property ladder and now wish to split the current house into two separate dwellings for them both to live in. A previous application they had submitted had been supported by Telscombe Town Council with conditions, but it was refused by Lewes District Council. They have now worked closely with Lewes District Council and their architect to make the plans more suitable and in keeping with recommendations that both Telscombe Town Council and Lewes District Council have made. The properties have now been split more proportionally, the height has been reduced so that it is the same height as the original property and in keeping with the street scene, 4 parking spaces have been included for the two properties as well as charging facilities. Lastly, they have included a drop kerb for the full width as suggested by Telscombe Town Council. They both live in the local area and this means a great deal to them.

A member of the Horticultural Society was also present concerning Item Agenda 8 – Best Kept Garden Competition. Cllr Harris as Chairman suggested that this Agenda Item be brought forward to Item 5, and to suspend the meeting so that discussions can take place between the Councillors and the member of the Horticultural Society.

*The meeting reconvened at 7.35pm.*

## **2462. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr Brindley due to a family bereavement and this reason was accepted by the Committee.

## **2463. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **2464. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 7<sup>th</sup> OCTOBER 2019**

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



## **2465. BEST KEPT GARDEN COMPETITION**

*The meeting was adjourned at 7.40pm.*

The Amenities Officer confirmed she had been in discussion with the member of the Horticultural Society in relation to taking forward a 'Best Kept Garden Competition' arranged by Telscombe Town Council. The member of the Horticultural Society advised that the competition is organised for the end of June 2020, and that entrants are given specific times for the judges to view their gardens. She suggested that the competition needs to be finalised by end of January so that the Town Council can start advertising for entrants. The Councillors thanked the lady for attending the meeting and her support.

*The meeting reconvened at 7.48pm.*

The Committee discussed possible competition categories. Cllr Mills suggested that 'best window box' is included within the hanging baskets category, so that those without gardens can be included. In addition, Cllr Sharkey also suggested a 'child friendly' category to be included. Finally, Cllr Robinson recommended that 'best traditional garden' and 'landscaped gardens' are removed and replaced with 'best seaside' garden. The Amenities Officer confirmed she had spoken with the Town Clerk in relation to which of the Committees this competition should sit under and it might be better suited to the Amenities & Civic Centre Committee. Councillors felt that it would be best to be kept with Planning & Highways as the Committee meet more regularly. It was proposed by Cllr Clarkson, seconded by Cllr Robinson and unanimously **RECOMMENDED** that the Amenities Officer starts proceedings with a Best Kept Garden Competition to bring back to a future meeting.

## **2466. PLANNING APPLICATIONS**

**LW/19/0685 – 20A The Esplanade, Telscombe Cliffs, E Sussex. BN10 7EY** (*case officer April Parsons*)

Addition of first floor flat.

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

**LW/19/0713 – 128 Bannings Vale, Saltdean, E Sussex, BN2 8DG** (*case officer Christopher Wright*)

New dwelling with alterations to existing dwelling. Resubmission of LW/18/1023.

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

**LW/19/0714 – 342 South Coast Road, Telscombe Cliffs, E Sussex, BN10 7EW** (*case officer Julie Cattell*)

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

# TELSCOMBE TOWN COUNCIL



## **2466. Planning Applications (Contd)**

### **LW/19/0714 – 342 South Coast Road, Telscombe Cliffs, E Sussex, BN10 7EW (Contd)**

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

- i. Overdevelopment
- ii. No access for emergency services, delivery vehicles or bin refuse
- iii. Out of keeping with the street scene
- iv. Not enough car parking spaces allowed within the proposed application, which is exacerbated with no off-street parking available nearby, in a heavily built up residential area.

### **LW/19/0735 – 187 Telscombe Cliffs Way, Telscombe Cliffs, E Sussex, BN10 7DR (case officer James Emery)**

Proposed extension to garage.

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

### **LW/19/0737 – 48 Cliff Gardens, Telscombe Cliffs, E Sussex, BN10 7BX (case officer April Parsons)**

Single storey rear extension.

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

### **LW/19/0739 – 51 Rodmell Avenue, Saltdean, E Sussex, BN2 8PG (case officer Robin Hirschfeld)**

Proposed addition with raised roof ridge.

The committee considered the application and it was proposed by Cllr Mills, seconded by Cllr Sharkey and unanimously recommended that the Amenities Officer contacts the Planning Officer at Lewes District Council for more information as the attached documentation was not clear, with the results to be taken back to the next Planning & Highways meeting for consideration.

### **LW/19/0741 – 25 Ashurst Avenue, Saltdean, E Sussex, BN2 8DR (case officer April Parsons)**

Front porch.

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

### **LW/19/0754 – Smugglers Rest, South Coast Road, Telscombe Cliffs, E Sussex, BN10 7BE (case officer Jenny Martin)**

Essential Structural repairs.

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

# TELSCOMBE TOWN COUNCIL



## **2467. NOTIFICATION OF PLANNING APPLICATION DECISIONS**

**LW/19/0235 – 128 Bannings Vale, Saltdean, E Sussex, BN2 8DG**

Lewes DC **GRANTS PERMISSION.**

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

**LW/19/0292 – 24 Bannings Vale, Saltdean, E Sussex, BN2 8DB**

Lewes DC **REFUSES PERMISSION.**

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

**LW/19/0545 – Smugglers Rest, South Coast Road, Telscombe Cliffs, E Sussex, BN10 7BE**

Lewes DC **GRANTS PERMISSION.**

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

**LW/19/0552 – 56 Highview Road, Telscombe Cliffs, E Sussex, BN10 7AS**

Lewes DC **GRANTS PERMISSION.**

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

**LW/19/0564 – Smugglers Rest, South Coast Road, Telscombe Cliffs, E Sussex, BN10 7BE**

Lewes DC **GRANTS PERMISSION.**

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

**LW/19/0565 – Smugglers Rest, South Coast Road, Telscombe Cliffs, E Sussex, BN10 7BE**

Lewes DC **GRANTS PERMISSION for Listed Building Consent.**

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

**LW/19/0566 – 57 Cissbury Crescent, Saltdean, E Sussex, BN2 8RH**

Lewes DC **GRANTS PERMISSION.**

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

**LW/19/0581 – 150 Firle Road, Telscombe Cliffs, E Sussex, BN10 7RY**

Lewes DC **GRANTS PERMISSION.**

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

**LW/19/0591 – 18 Findon Avenue, Saltdean, E Sussex, BN2 8RF**

Lewes DC **GRANTS PERMISSION.**

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

**LW/19/0593 – (Resubmission of LW/18/0578) 6 Grassmere Avenue, Telscombe Cliffs, E Sussex, BN10 7BZ**

Lewes DC **REFUSES PERMISSION.**

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

**LW/19/0615 – Smugglers Rest, South Coast Road, Telscombe Cliffs, E Sussex, BN10 7BE**

Lewes DC **GRANTS PERMISSION.**

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

The Committee noted the planning decisions above.

# TELSCOMBE TOWN COUNCIL



## **2468. NOTIFICATION OF LAWFUL DEVELOPMENT DECISIONS**

**LW/19/0595 – 27 The Esplanade, Telscombe Cliffs, E Sussex, BN10 7EY**

Single storey rear extension.

Lewes DC confirmed that the second schedule to this certificate **IS LAWFUL**.

The Committee noted the lawful development decision above.

## **2469. WILDFLOWER GRASS VERGES**

There was much discussion concerning the potential wildflower grass verges. Cllr Judd had reservations of the safety aspect for potential volunteers and if they would be covered under the Town Council's insurance. He also highlighted that there are certain procedures to be carried out when carrying out work on a highway and suggested that the Amenities Officer contacts the Operations Manager from our current grass cutting contractor for her advice and ask her to attend the next meeting. All locations put forward were favoured with the Councillors although there were concerns that the top of Bannings Vale and the A259 may be too exposed with the high winds to successfully promote a wildflower verge. It was proposed by Cllr Clarkson, seconded by Cllr Mills and unanimously **RECOMMENDED** that the Amenities Officer asks the Operations Manager from the grass cutting contractor to attend our next meeting to discuss safety procedures for volunteers working on the highway.

## **2470. TO CONSIDER A BUS SHELTER REQUEST AT BANNINGS VALE**

The Amenities Officer reported that she had investigated the possibility of adding a bus shelter to a bus stop at Bannings Vale, with the junction of Ifield Close. East Sussex Highways confirmed that the Town Council would need to complete two licence applications; Licence to place a structure on the highway at a cost of £57.20 and Licence for temporary excavation in the highway at a cost of £380. This will allow them to assess the surrounding area and confirm if a shelter is a viable option. If the outcome is successful, then the Town Council will need to consult the surrounding properties for their comments before we can investigate the possibility of placing a shelter in this location. She also highlighted that the location only served one bus route and felt that the costs would be too high. However, the Councillors felt that because it had been requested by a local resident, the Town Council should take this forward on their behalf. It was proposed by Cllr Clarkson, seconded by Cllr Robinson and unanimously **RECOMMENDED** that the Amenities Officer applies for the two Licences at a combined cost of £437.20 before either consulting the local residents or advising them that the request was unsuccessful.

## **2471. SPONSORING BUS SHELTERS**

The Amenities Officer's report was noted by the Committee. It was proposed by Cllr Mills, seconded by Cllr Hill and unanimously **RECOMMENDED** that the potential sponsorship of bus shelters is re-visited next time the Town Council require a new bus shelter, so that we can investigate the cost for an advertising board to be included.

## **2472. UPCOMING ROAD WORKS ON A259. TELSCOMBE CLIFFS**

The report from the Amenities Officer highlighting the upcoming road works on the A259 at the junction with Broomfield Avenue was noted by the Committee.

# TELSCOMBE TOWN COUNCIL



## 2473. 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 & placed on agenda for March.	Mar 2020
29.08.2018	Min 2237, p 2827 – Tree Planting Scheme	BB	Payment received for 5 trees to be planted in Telscombe Cliffs. Late requests for a further two trees received. EH Treecare to make service checks before we finalise the details. Awaiting reply.	Nov 2019
04.02.2019	Min 2323, p 2918 – Urgent Matters	BB	ESH have now responded to Bianca re request for a proposed bus shelter at Bannings Vale/junction of Ifield Close. Agenda Item added to this meeting.	Completed.
01.05.2019	Min 2368, p 2964 – Review of Bridleway Gate 8 and Key Holders	BB	Bianca is waiting for padlock and key prices from supplier.	Oct 2019
22.05.2019	Min 2383, p 2979 – Urgent Matters	BB	April Parsons at LDC has responded re erection of a 2m gate at 40 Ambleside Avenue confirming she is in discussions with the agent. I have asked for a time frame due to initial concerns being raised in May 2019.	
15.07.2019	Min 2408, p 3001 – Community Bus Fare Increase	BB	The Committee recommended that TTC continue to support the Community Bus. This was taken to Full Council on 18th September and it was resolved to aim to increase the funding to £6,500 for the 20/21 financial year. To be added to the agenda once the budget is set.	Jan 2020
05.08.2019	Min 2420, p 3016 – Wildflower Grass Verges	BB	An agenda item has been added to this meeting concerning proposed wildflower verges.	Completed.
05.08.2019	Min 2422, p 3017 – Bollards on Grass Verges	BB	Bianca has contacted ESH in relation to the procedure of obtaining a licence for bollards to be added onto grass verges. Reply received confirming that it has been passed to the License Team who will respond in due course.	Nov 2019
28.08.2019	Min 2434, p 3029 – Bus Shelter Repair	BB	Bianca has investigated sponsorship of bus shelters and an Agenda item has been added to this meeting.	Completed.



# TELSCOMBE TOWN COUNCIL



## 2473. Action List (Contd)

Date of Meeting	Issue Detail	Action owner	Update	Due Date
28.08.2019	Min 2435, p 3029 – Best Kept Road Competition (agreed to change it to ‘Best Kept Garden’ competition)	BB	Bianca has contacted a member of the Horticultural Society who is willing to assist with the ‘Best Kept Garden’ Competition. Agenda Item added to this meeting to discuss possible categories.	Oct 2019
28.08.2019	Min 2436, p 3029 – Parking Signs	BB	Bianca emailed ESCC’s Road Safety Team 02.09.2019 asking them to make further investigations and is awaiting reply. Bianca to contact Thai Elephant requesting they advertise Fairlight Avenue Car Park on their menu or a notice placed in their window.	Oct 2019

Review of Bridleway Gate 8 and Key Holders – The Amenities Officer confirmed that she has received a price for the padlock and keys and will take this to the next Planning & Highways Committee Meeting.

Urgent Matters (40 Ambleside Avenue) – The Amenities Officer reported she had spoken with the Planning Officer, who confirmed that she had asked the owner to lower the fence to under 1 metre so that it comes under permitted development, or that a new planning application is put forward. If there is no response by the end of next week, then she will take a stronger enforcement route.

## **2474. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA**

Cllr Judd reported that cars were parking near to the junction of Hamsey Road, causing a visibility issue for drivers, as well as cars having to reverse back onto the main road. He would like double yellow lines to be added to the bend to provide safety for the vehicle users. The Amenities Officer confirmed that the next parking review takes place in December and that she could request double yellow lines be added through East Sussex County Council’s online form. It was agreed that Cllr Judd would make contact with the Amenities Officer after the meeting so she could action this request.

Cllr Judd also advised that there are some bushes encroaching some of the local pathways. The Amenities Officer asked him to provide her with the details following this meeting and she will report this to East Sussex Highways.

Cllr Judd finally advised that two benches were agreed to be placed on the Tye but only one has been added. The Amenities Officer advised that the benches on the Tye will need to come through to Policy & Resources, but would take this to the Town Clerk. *(Town Clerk confirmed two benches were installed on the same day, one on East Saltdean side of the dewpond and one near northern boundary of the Tye).*

# TELSCOMBE TOWN COUNCIL



**2474. Urgent Matters (Contd)**

Cllr Robinson reported that the Twitten between Cliff Gardens and Buckhurst Road has a broken tree and a bush over the street light. She further noted that there were large tyre tracks on the grass verge outside the vets in Telscombe Cliffs. The Amenities Officer advised she would report these to East Sussex Highways.

Cllr Hill advised the Committee that both herself and Cllr Harris are forming a Speedwatch working group for Peacehaven and Telscombe residents, and was looking for volunteers from Telscombe Town Council, as they will be in attendance on behalf of Peacehaven Town Council. She had also spoken with a member of the Telscombe Residents Association, who is happy to be involved. The Councillors in attendance were unable to spare the time for this meeting, so it was agreed that Cllr Hill would ask again at Full Council for further volunteers.

Cllr Mills confirmed that there was a dropped kerb in St Peters Avenue that has dropped badly and the pathway keeps flooding. The Amenities Officer asked her to email over the location and she would report this to East Sussex Highways.

There being no further business the meeting closed at 9.25pm.

Signed .....  
Chairman

*Next meeting of the Committee – Monday 18<sup>th</sup> November 2019*