

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on **Wednesday 29<sup>th</sup> August 2018** in Telscombe Civic Centre at 7.30 pm.

**PRESENT:** Cllrs T Armour *Deputy Mayor & Vice-Chairman*, J Harris, G Maskell, A Mendoza, C Robinson, I Sharkey, J Wilkins *Chairman*

**Also Present:** Stella Newman, Town Clerk & RFO  
Bianca Buss, Amenities Officer (*minutes*)

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

*Cllr Armour arrived at 7.35pm.*

## **2229. PUBLIC QUESTION TIME**

There were a group of residents present regarding planning application number LW/18/0658, 52 Nutley Avenue, East Saltdean. They wanted to object to the application on the following reasons; (a) over development of the property in question, with the property already being extended 4 times (b) the proposal will mean the property is overlooking 50 Nutley Avenue & 46 Hamsey Road and (c) the property appears to be changing its use to a residential institution which will also cause further issues with noise, disturbance and parking issues. The resident of No. 50 Nutley Avenue had also written in with their objection to the Telscombe Town Council Office, and confirmed she had also sent a copy to Lewes District Council, as well as making contact with the Case Officer. Cllr Wilkins responded to the public's objections; (a) the footprint of the proposed application is not changing, so over development cannot be included as a material reason and (c) any evidence to show that the property is changing use will need to be sent to Lewes District Council. Unfortunately Telscombe Town Council will not be able to take this into consideration, as they can only look at the information provided. There were complaints that not all the local residents had been written to regarding the planning application. Cllr Wilkins informed the public that usually only properties that share a boundary will be written to, but that applications are publicised by way of a notice being placed near the proposed site. One resident confirmed she was blind and would have not known of the application had her neighbours not alerted her to it. Cllr Wilkins urged all residents to make separate objections to Lewes District Council as the reasons may be different from others. Cllr Wilkins also asked the resident with visual issues to contact Lewes District Council with any special requests, which they will take into consideration. Cllr Wilkins finalised that all members of the public can follow the process online at Lewes District Council's website and suggested that they contact them direct to ask to speak in relation to this planning application at the relevant meeting, if it is taken to Committee.

*The meeting reconvened at 7.55pm. All those present in relation to Planning Application Number LW/18/0658 left the meeting.*

## **2230. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr Loraine who had been granted leave of absence until November and Cllr Brindley due to being on leave. These reasons for absence were accepted. Cllr G Maskell was agreed as a sub for Cllr Brindley.

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## 2231. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

Cllr Armour declared an interest in Agenda Item numbers 10 and 14, and Cllr Wilkins declared an interest in Agenda Item number 10.

## 2232. TO DISCUSS, APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 6<sup>th</sup> AUGUST 2018

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

Cllr G Maskell advised the Committee that she is happy to sub for any members who cannot make a meeting and asked the Amenities Officer to contact her prior to a meeting if needed.

## 2233. PLANNING APPLICATIONS

- |  |   |
|--|---|
| <p><b>LW/813/CM</b><br/><b>Portobello Pumping Station</b><br/>Case Officer:<br/>Mr Simon Bailey</p>            | <p><b>Proposed installation of 6.5m antenna with associated 24" mounting bracket in association with proposed work through planning application LW/810/CM</b><br/>Following consideration it was proposed by Cllr G Maskell, seconded by Cllr Robinson and unanimously recommended to <b>SUPPORT</b> the application.</p>   |
| <p><b>LW/18/0530</b><br/><b>35 Ambleside Avenue, Telscombe Cliffs</b><br/>Case Officer:<br/>Mr Piotr Kulik</p> | <p><b>Complete new roof at an increased pitch and height forming first floor accommodation, front entrance porch and replacement conservatory</b><br/>Following consideration it was proposed by Cllr G Maskell, seconded by Cllr Harris and unanimously recommended to <b>SUPPORT</b> the application, on condition that the colour of the slate tiles is provided to the Council for consideration prior to works taking place.</p>   |
| <p><b>LW/18/0534</b><br/><b>61A Rodmell Avenue, East Saltdean</b><br/>Case Officer:<br/>Mr Matt Kitchener</p>  | <p><b>Replacement rear extension</b><br/>Following consideration it was proposed by Cllr Mendoza, seconded by Cllr Sharkey and unanimously recommended to <b>SUPPORT</b> the application.</p>   |
| <p><b>LW/18/0578</b><br/><b>6 Grassmere Avenue, Telscombe Cliffs</b><br/>Case Officer:<br/>Mr Piotr Kulik</p>  | <p><b>Proposed 3 bed chalet bungalow to be built in rear garden of No. 6 Grassmere Avenue, Telscombe</b><br/>The committee considered the application and it was proposed by Cllr G Maskell, seconded by Cllr Harris and unanimously recommended to <b>OBJECT</b> to the application due to the following reasons:</p> <ol style="list-style-type: none"><li>i. Scale, height and limited space will give a cramped appearance and intensity of land use.</li><li>ii. A precedent will be set for back garden developments. It could potentially give a new line of houses if other properties at Grassmere Avenue follow suit.</li></ol> |

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## 2233. Planning Applications (Contd)

**LW/18/0578 (Contd)**  
**6 Grassmere Avenue,**  
**Telscombe Cliffs**

- iii. It contravenes ST3, ST4, LDC Local Plan SP2, CP11 and the Joint Core Strategy from NPPF
- iv. Residential parking issues on an already busy road
- v. Future neighbour issues if 6 Grassmere Avenue is sold to new residents
- vi. Access issues to property, including emergency vehicles.
- vii. The Council were not sure if the resident has access rights to Grassmere Court and/or permission of the unmade road off Grassmere Court.

**LW/18/0631**  
**15 Findon Avenue,**  
**East Saltdean**  
Case Officer:  
Mrs April Parsons

### **Single storey extension**

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

**LW/18/0658**  
**52 Nutley Avenue,**  
**East Saltdean**  
Case Officer:  
Mr Russell Pilford

### **Conversion of integral garage to habitable accommodation**

The committee considered the application, noting the comments at Public Question Time. One email objecting to the application had also been received by the Council. The Committee felt that as the information provided by Lewes District Council did not include the change of use to the property, that they were unable to take this point into consideration. It was proposed by Cllr Armour, seconded by Cllr Sharkey and unanimously recommended to **SUPPORT** the application on condition that delivery, parking and transit is after 9.30am to help prevent congestion on the local road and the locations for stationing machinery are clear of the public highway.

**LW/18/0663**  
**1 The Esplanade,**  
**Telscombe Cliffs**  
Case Officer:  
Mr Russell Pilford

### **Alteration and extensions to existing chalet bungalow comprising of replacement single storey front and rear extensions and replacement roof structure to create gabled first floor**

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

## **2234. NOTIFICATION OF PLANNING RESULTS**

**LW/18/0198**  
15 Cliff Gardens,  
Telscombe Cliffs,  
East Sussex BN10 7BX

Planning Application for proposed 2-bedroom dwelling.  
**Lewes DC REFUSED permission** subject to conditions.  
Telscombe's Planning & Highways Committee **OBJECTED** to the application.

**LW/18/0353**  
62 Ambleside Avenue,  
Telscombe Cliffs,  
East Sussex BN10 7LG

Planning Application for demolition of existing rear conservatory, side office and erection of single storey side and rear extension.  
**Lewes DC GRANTS permission** subject to conditions.

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## 2234. Notification of

**Planning Results (Contd)** Telscombe's Planning & Highways Committee **SUPPORTED** the application.

### LW/18/0500

112 Bannings Vale,  
Saltdean, East Sussex,  
BN2 8DG

Planning Application erection of front porch.

**Lewes DC GRANTS permission** subject to conditions.

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

The Committee noted the planning results above.

## **2235. PLANNING APPLICATION COMPARISION REPORT**

The Committee noted the comparison report for the decisions made by Telscombe Town Council and Lewes District Council. Cllr Wilkins thanked Cllr Sharkey for suggesting this and the Admin Assistant for all her hard work in creating the document.

## **2236. SALC TRAINING**

The training information and dates were discussed by the Committee. It was felt the courses were quite far away, and the question was raised if it was a good use of public money for the Councillors to attend a few months before election. It was felt, however, that training was necessary for the Committee members for their remaining term of office. It was proposed by Cllr G Maskell, seconded by Cllr Harris and unanimously **RECOMMENDED** that the Amenities Officer contact the trainer direct with a view to them possibly attending the Civic Centre with dates and prices, and then report back to the Committee with her findings.

## **2237. TO AGREE FURTHER ACTIONS FOR TREE PLANTING SCHEME**

Cllr Wilkins outlined the current situation with the tree planting scheme; there are 12 suitable areas and she will need to contact Paradise Park to provide the unit price. Paradise Park have confirmed they will offer metal grids at a discount and plant the trees. The next stage is to contact the residents who were interested to see if they still wish to take this initiative and once numbers are confirmed, Cllr Wilkins will contact Paradise Park to get a planting date set (before Christmas). Cllr Wilkins confirmed that the residents pay for the trees and care for them for 5 years and thereafter the trees then come under East Sussex County Council's protection.

It was proposed by Cllr G Maskell, seconded by Cllr Robinson and unanimously **RECOMMENDED** to agree to the next stage of the scheme and it be taken to Council for approval.

## **2238. TO CONSIDER BRIDLEWAY 8 GATE KEY APPLICATION**

*Cllr's Armour and Wilkins did not comment on this Agenda Item, due to them declaring an interest.*

It was proposed by Cllr G Maskell, seconded by Cllr Harris and unanimously **RECOMMENDED** to accept the application on the grounds that the applicant carries out maintenance at St Laurence Church in the village.

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## **2239. STREET LIGHT TESTING AND REPLACEMENT LIGHTING**

A report from the Amenities Officer was discussed. It was proposed by Cllr G Maskell, seconded by Cllr Sharkey and unanimously **RECOMMENDED** to agree to wait until the results are in from the street light structural testing in early 2019 before we consider lamp replacement.

## **2240. DAMAGED STREET LIGHT COLUMN**

The Amenities Officer confirmed that East Sussex Highways had provided a price to replace the column and lantern at £2,152.51 plus VAT, but that it would not include any painting or a swan neck bracket. East Sussex Highways advised they believed the column had been hit by a vehicle, but had no proof of this. The Committee discussed the information provided and there was concern that the price quoted was very high. Cllr Armour suggested contacting East Sussex Highways to see if a second-hand column could be used for the short term, due to the column being included in the replacement lighting report in early 2019. There was also discussion if the Council could claim for the repair under our insurance. It was proposed by Cllr Armour, seconded by Cllr G Maskell and unanimously **RECOMMENDED** that the Amenities Officer speak with East Sussex Highways regarding a second hand column and that the Town Clerk investigate the possibility of claiming through insurance.

## **2241. TEMPORARY ROAD CLOSURE – SPRINGFIELD ROAD**

The information from the Amenities Officer was noted by the Committee. Cllr Wilkins reported that she had asked at the local SLR Meeting, if the Council can have an advisory that any future works are brought to the local Councils to discuss potential unsuitable times, and that this had a positive response from the East Sussex County Council representative.

## **2242. GRASS VERGE CUTTING CONTRACT**

*Cllr Armour left the room whilst this Agenda Item was discussed, due to him declaring an interest.*

The report from the Town Clerk was discussed by the Committee and it was noted that the contribution from East Sussex County Council for grass verge cutting will reduce next year from £11,900 to approximately £3,470. Cllr Wilkins suggested that if the cuts were to be reduced, could a clause be added into any future contracts confirming the dates are flexible to allow for weather conditions. The Town Clerk advised that it could be added in, but the Contractors may not want to action this as they have to plan the work in amongst other items in their schedule. It was proposed by Cllr G Maskell, seconded by Cllr Robinson and unanimously **RECOMMENDED** that Telscombe Town Council go out to tender for a 3 year grass cutting contract for four grass cuts a year, with a suggested budget of £6,000, although costs are unknown at this stage. This recommendation is to be taken to Council for ultimate approval.

*Cllr Armour returned.*

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## **2243. TO NOTE ACTION LIST**

The action list was noted by the Committee.

Cllr Wilkins reported that at the most recent SLR Meeting, Telscombe Town Council did not have any Agenda Items to be discussed. Cllr Smith asked for an Agenda Item to be included to discuss what the Councils want from the Meeting, as well as strategic issues and what this represents. Cllr Wilkins asked for representation from members of the Planning & Highway Committee. Cllr G Maskell asked to be included in future correspondence and it was agreed that the Amenities Officer would arrange this for future meetings.

## **2244. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING**

Cllr Harris reported that an inspection cover in the pavement opposite the Toyota Garage has broken. It was agreed the Amenities Officer will report this to the Water Company to fix.

Cllr Armour confirmed that the cattle grid by 'Coombelands' has been cleared and a bill will be sent to the Council. The Town Clerk advised that the Council had not agreed the clearing of the cattle grid and that the responsibility should fall to the owners of the land. It was agreed that the invoice should be passed onto the private company who own the land for them to pay.

There being no further business the meeting closed at 10.05pm.

Signed .....  
Chairman

*Next meeting of the Committee – Monday 17<sup>th</sup> September 2018*