

TELSCOMBE TOWN COUNCIL



Minutes of a remote meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on Monday 29th June 2020 at 7.30 pm.

PRESENT: Councillors D Brindley *Deputy Mayor*, C Cheta, J Harris *Chairman*, D Judd, L Mills, C Robinson *Vice Chairman* & I Sharkey *Mayor*

Also Present: Bianca Buss, Amenities Officer (*minutes*)
Cllr C Gallagher
Cllr L O'Connor

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

2589. PUBLIC QUESTION TIME

Cllr O'Connor was present as part of a forum to discuss and ask for the Committee's support for a possible cycle route from Peacehaven to Telscombe Cliffs. The forum consists of four local Councillors, who have been looking at enhancing the cycling routes in the local area to encourage less cars on the roads. A grant has been released by the Government to develop these routes across the country and the forum is putting a bid in jointly for Peacehaven and Telscombe Cliffs. The initial bid concerns the current cycle lane at Rushey Hill, East Peacehaven to Newhaven, with the application to clear the pot holes and make the lane safe for cyclists. The second bid is for a longer-term project to incorporate a cycle route from East Peacehaven to Telscombe Cliffs and the Telscombe Tye. Cllr O'Connor gave a brief description of the proposed location this would take and also highlighted that part of the initiative would include potential locations of bike racks within the towns. The forum were looking at potentially placing these at the Bastion steps in Peacehaven, Kamsons Pharmacy, Peacehaven and Chatsworth Park, Telscombe Cliffs. Cllr Cheta asked approximately how much this would cost and Cllr O'Connor estimated approximately £80,000 for the full route to include the laying of the route and labour costs and they are requesting a grant to cover some of these costs. The Committee were happy to support this initiative and it was noted that Cllr O'Connor would be placing an Agenda Item to the next Full Council Meeting for discussion.

The meeting reconvened at 7.45pm.

Cllr O'Connor left the meeting.

2590. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Clarkson for work commitments and Cllr Hill for personal reasons, which were accepted by the Committee.

2591. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

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2592. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 8th JUNE 2020

The Committee considered the minutes of the meeting and it was proposed by Cllr Brindley, seconded by Cllr Cheta and unanimously **RESOLVED** that they were a true record of the proceedings and were signed by the Vice-Chairman, Cllr Robinson as the Chairman, Cllr Harris, had not been provided with a copy of the minutes.

2593. PLANNING APPLICATIONS

LW/20/0343 92 Cissbury Crescent, Saltdean East Sussex BN2 8RJ

Case Officer: Martin Fagan

Single storey rear extension

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

LW/20/0356 52 Rodmell Avenue, Saltdean, East Sussex BN2 8PG

Case Officer: Sarah Scannell

Enlargement of an existing bungalow through pitch roof conversion, featuring balconies and in roof PV cells. Installation of air source heat pump and external insulated render

The Committee considered the application and it was proposed by Cllr Robinson, seconded by Cllr Judd and unanimously recommended to **OBJECT** to the application for the following reasons:

- i. Overdevelopment
- ii. Overbearing
- iii. Out of keeping with the street scene
- iv. Overlooking and loss of privacy to neighbouring properties
- v. Loss of light and overshadowing to neighbouring properties

It was also noted that the application had gone against the pre-application advice concerning installation of Juliette balconies.

2594. TO NOTE THE FOLLOWING PLANNING APPLICATION DECISIONS

LW/20/0170 369 South Coast road, Telscombe Cliffs, East Sussex BN10 7HA

Hip-to-gable conversions, rear dormer window. Rooflights and small obscured glass window to proposed north gable. Single storey rear extension

Lewes DC **GRANTS PERMISSION**

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

LW/20/0191 29 Nutley Avenue, Saltdean, East Sussex BN2 8ED

Conversion of existing detached garage into a guest bedroom with en-suite, including raising of existing garage roof

Lewes DC **GRANTS PERMISSION**

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

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2594. To note the following Planning Application Decisions (Contd)

LW/20/0207 3 Broomfield Avenue, Telscombe Cliffs, East Sussex BN10 7AJ

Erection of single-storey rear extension with rooflights and associated works

Lewes DC **GRANTS PERMISSION**

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

LW/20/0214 10 Chailey Crescent, Saltdean, East Sussex BN2 8DP

Side/rear ground floor extension and patio

Lewes DC **GRANTS PERMISSION**

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

The Committee noted the planning decisions above.

2595. NEIGHBOURHOOD PLAN UPDATE

Cllr Gallagher reiterated that a Policy was created by Peacehaven and Telscombe Town Councils in 2017 for the Neighbourhood Plan and that a budget is set annually so that the towns can influence where the additional housing can go. The local green spaces report should be finalised within the next 2 months to keep these important areas protected and work is being undertaken to keep the local car parks safe. 255 houses additional houses need to be built by 2030 and potential sites have been identified. Aecom planning consultants are looking at the Meridian Centre and have highlighted that the site needs to become the hub of the community and more extraverted and designed so that residents can reach the centre by foot instead of driving. Peacehaven Town Council are currently appointing a Senior Planning Officer to provide expert planning knowledge. A draft plan will be created by Christmas. Cllr Robinson thanked Cllr Gallagher and the steering group for all their hard work and Cllr Mills agreed.

Cllr Gallagher left the meeting at 8.08pm.

2596. STREET COLUMN STRUCTURAL TESTING

The Committee considered the Amenities Officer's report confirming that the Town Council own 2 steel street columns that are life expired which have not received a current structural test certificate from previous testing programmes. It was proposed by Cllr Robinson, seconded by Cllr Sharkey and unanimously **RECOMMENDED** that structural testing is undertaken by East Sussex Highways at a cost of £10.31 + VAT x 2 steel columns.

2597. WILDFLOWER VERGES AND RISK ASSESSMENT

The report from the Amenities Officer listed what plants were growing in the specified verges. It was noted that there were no current wildflowers in the location in Bannings Vale but this area might have more in the autumn. The draft Risk Assessment was provided for volunteers to safely carry out baseline surveys on behalf of the Town Council. It was proposed by Cllr Brindley, seconded by Cllr Sharkey and unanimously **RECOMMENDED** that the Risk Assessment is approved. Cllr Harris asked that the Amenities Officer passes on the Committee's thanks to the volunteer for their help.

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2598. TO CONSIDER A PROPOSED BUS SHELTER IN BANNINGS VALE

The report from the Amenities Officer was considered by the Committee. A consultation letter had been drafted for surrounding properties and Lewes District Council had confirmed that there was no current deadline for the submission of the CIL expressions of interest form. The Amenities Officer also conformed she was still investigating prices for a bus shelter similar to the one further down the road with Telscombe Town Council written on one of the panels, to bring back to a future meeting. Cllr Robinson stated she had a clearer map compared to the one provided and would send a copy over to the Amenities Officer. It was proposed by Cllr Robinson, seconded by Cllr Sharkey and unanimously **RECOMMENDED** that the consultation letter is sent to residents in Bevendean Avenue, Hartfield Road and those roads leading north from there; Rodmell Avenue, Cissbury Crescent, Findon Avenue, Northwood Avenue, Bannings Vale, Chailey Crescent, Lewes Close, Ifield Close and Rye Close. Cllr Robinson and Cllr Mills both volunteered to leaflet drop to residents.

2599. ACTION LIST

The action list was noted as follows:

Date of Meeting	Issue Detail	Action Owner	Update	Due Date
22.05.2019	Min 2383, p 2979 – Urgent Matters (40 Ambleside Avenue planning breach)	BB	The fencing has been removed.	Completed
28.10.2019	Min 2474, p 3065 – Urgent Matters (Overgrown hedges Bannings Vale and Hamsey Road).	BB	ESH confirmed letter sent to residents. BB chased deadline of trimming 01/06/2020 and 17/06/2020.	July 2020
13.01.2020	Min 2518, p 3112 – Urgent Matters (request for parking signs at Kirby Drive)	BB	Steve O’Connell visited site and provisionally confirmed safety signs can be placed in location. He will confirm further details shortly.	July 2020
03.02.2020	Min 2529, p 3133 – To consider a tree scheme for Telscombe residents	BB	Scanning will take place by ESCC late summer.	Sept 2020
16.03.2020	Min 2552, p 3153 – Planning application comparison report	BB	Report comparing LDC’s decisions against TTC’s to be compiled & placed on agenda for September.	Sept 2020
16.03.2020	Min 2555, p 3155 – Urgent Matters (shed at Martlet House, 10 Bannings Vale)	BB	LDC have confirmed that a retrospective planning application will be issued shortly.	Aug 2020
18.05.2020	Min 2566, p 3179 – Update on wildflower grass verges	BB	An agenda item has been added to this meeting	Completed

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2599. Action List (Contd)

Date of Meeting	Issue Detail	Action Owner	Update	Due Date
18.05.2020	Min 2567, p 3179 – To ratify decision for a wildflower grass verge at Crowborough Road, East Saltdean	BB	Cllr Robinson requested that all locations are marked on a map alongside trees planted on the verges for the Committee to note. To be actioned in conjunction with tree scheme in September.	Sept 2020
18.05.2020	Min 2572, p 3180 – To consider quotation to repair damage to the bus shelter at Ambleside Avenue	BB	Works completed.	Completed
18.05.2020	Min 2574, p 3182 – Urgent Matters (Chanel Grange)	BB	ESH conf carried out weed control of area on 10/06 and will take 10-14 days for work to be completed.	Completed
08.06.2020	Min 2584, p 3200 – To consider submitting a CIL expression of interest form for a proposed bus shelter	BB	An agenda item has been added to this meeting.	Completed
08.06.2020	Min 2585, p 3200 – ESFA consultation on proposed changes to the Fire and Rescue service	SN	The Town Clerk has now written to ESFA.	Completed
08.06.2020	Min 2588, p 3203 – Urgent Matters (Cattle Grid)	BB	The cattle grid next to Bridleway 8 has now been cleared.	Completed

2600. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

Cllr Robinson confirmed that Cllr O'Connor in his capacity as a Lewes District Councillor, had managed to sort out an issue on a historic planning application concerning a dropped kerb at 17 Cissbury Crescent, Saltdean.

The Amenities Officer confirmed that a letter of objection had been sent to the Town Council concerning planning application LW/20/0233 43 Fairlight Avenue. The letter was from the residents of the adjoining property, who reported concerns of overlooking. This application had been taken to the previous meeting where it was supported unanimously. This was **noted** by the Committee.

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2601. 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.

2602. BRIDLEWAY 8 GATE APPLICATIONS

The Committee considered the key application received for the gate at Bridleway 8. The applicant lives in Telscombe Village and requested a key so that she may also attend their horse at Coombe Farm. It was proposed by Cllr Judd, seconded by Cllr Brindley and unanimously **RECOMMENDED** that a key is provided to this applicant in line with the policy that they live in Telscombe Village, upon checking the electoral roll.

There being no further business the meeting closed at 8.35pm.

Signed, Chairman

Next meeting of the Committee – Monday 20th July 2020