

TELSCOMBE TOWN COUNCIL



Minutes of a remote meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on Wednesday 2nd September 2020 at 7.30 pm.

PRESENT: Councillors C Cheta, J Harris *Chairman*, L Mills, C Robinson *Vice-Chairman* & I Sharkey *Mayor*

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

2612. PUBLIC QUESTION TIME

There were no members of the public present.

2613. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Judd for a prior engagement and Cllrs Brindley and Clarkson who had work commitments. These reasons were accepted by the Committee.

2614. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

2615. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 20th JULY 2020

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

2616. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

LW/20/0458 14 Hamsey Road, Saltdean, East Sussex BN2 8DE

Case Officer: William De-haviland-Reid

Alteration to the existing front steps and fit a lift alongside to provide wheelchair access

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

LW/20/0480 25 Nutley Avenue, Saltdean, East Sussex BN2 8ED

Case Officer: William De-haviland-Reid

Erection of ground floor extension to create porch area and hip to gable loft conversion

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

TELSCOMBE TOWN COUNCIL



2616. Planning applications (Contd)

LW/20/0488 11A Nutley Avenue, Saltdean, East Sussex BN2 8ED

Case Officer: William De-haviland-Reid

Demolition of existing single garage and formation of two storey, two bedroom house

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

- i. Overdevelopment
- ii. Loss of light and overshadowing to neighbouring properties
- iii. Increase of noise and traffic in the local area

2617. TO CONSIDER THE FOLLOWING PLANNING APPEAL

APP/P1425/W/4001124 – 20A The Esplanade, Telscombe Cliffs, East Sussex BN10 7EY

Case Officer: April Parsons

First floor extension to create a flat

The Committee considered the appeal and it was proposed by Cllr Cheta, seconded by Cllr Sharkey and unanimously recommended to continue with **SUPPORT** for the application.

2618. TO NOTE THE FOLLOWING PLANNING APPLICATION DECISIONS

LW/19/0901 - 75 Ashurst Road, Saltdean, East Sussex BN2 8DR

Enlargement of roof space, including raised ridge height, hip to gable of north and south elevations and new dormers to east and west elevations

Lewes DC **GRANTS PERMISSION**

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

LW/19/0927 2 Cowden Road, Saltdean, East Sussex BN2 8DD

Demotion of existing 3 bedroom bungalow and garage. New construction of a 3 bedroom 1.5 storey house and garden

Lewes DC **GRANTS PERMISSION**

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

LW/20/0024 19 Springfield Avenue, Telscombe Cliffs, East Sussex BN10 7AR

Extend existing side facing dormers and main roof to create additional bedroom on the first floor

Lewes DC **GRANTS PERMISSION**

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

LW/20/0050 1 The Esplanade, Telscombe Cliffs, East Sussex BN10 7HG

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

Lewes DC **REFUSES PERMISSION**

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

TELSCOMBE TOWN COUNCIL



2618. Planning application decisions (Contd)

LW/20/0061 369 South Coast Road, Telscombe Cliffs, East Sussex BN10 7HA

Hip-to-gable conversions, rear dormer window, roof lights and small obscured glass window to proposed north gable, single storey rear extension

Lewes DC **REFUSES PERMISSION**

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

LW/20/0181 187-189 Marine Drive, Saltdean, East Sussex BN2 8DA

Construction of new crossover with dropped kerb and driveway, replacement of front and east boundary walls and new permeable paving to front garden

Lewes DC **GRANTS PERMISSION**

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

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

Enlargement of an existing bungalow to include an additional floor of accommodation, a pitched roof, balconies, in roof PV cells, external insulated render and timber cladding as well as alterations to the access.

Lewes DC **REFUSES PERMISSION**

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

The Committee noted the planning decisions above.

2619. TO NOTE THE FOLLOWING PERMITTED DEVELOPMENT DECISIONS

LW/20/0153 43 Cissbury Crescent, Saltdean, East Sussex BN2 8RH

Loft conversion with rear dormer and 2no rooflights to front elevations

Lewes DC certified that this is **LAWFUL**

LW/20/0432 Telscombe Parish Hall, Tyedean Road, Telscombe Cliffs, East Sussex BN10 7AU

Erect an additional storage 'garage' adjacent to the current one for the purpose of additional storage

Lewes DC certified that this is **LAWFUL**

The Committee noted the permitted development decisions above.

2620. NEIGHBOURHOOD PLAN UPDATE

Cllr Gallagher reported that the final master planning document from Aecom had been received showing approximately 120 homes, which are to be consulted on with members of the public. The survey results from the Steering Group are currently being collated, with over 1,000 responses from the local residents being received. Moving forward, Aecom are now commencing a design and public realm package and Cllr Judd will be involved in visiting properties to view the property designs of the local area. An Environmental Impact report will also be put together to discuss local environmental issues including the SDNP, marine conservation zones and the SSSI along the cliff top. Brighton University have produced some documents which will also be considered. Cllr Gallagher finally advised that the Steering Group are preparing the governments planning white paper for consultation.

TELSCOMBE TOWN COUNCIL



2620. Neighbourhood Plan Update (Contd)

The next steering group will take place on 10th September 2020 at 7pm, with members of the public invited.

2621. TO CONSIDER A RESPONSE TO PLANNING CONSULTATIONS ON THE PLANNING SYSTEM

The Amenities Officer confirmed that the National Association of Local Councils (NALC) have advised that the Ministry of Housing, Communities and Local Government have issued three consultations on reform of the planning system. Cllr Cheta felt that the impact on the planning system is important to the Town Council and that we should comment. Cllr Robinson advised that Lewes District Council were hosting a seminar to discuss one of the consultations and could provide feedback at the next meeting, although it was noted that two of the deadlines for responses were prior to the next Committee meeting. It was proposed by Cllr Sharkey, seconded by Cllr Mills and unanimously **RECOMMENDED** that the Amenities Officer requests a deadline extension from NALC so that this item could be taken to the next Committee Meeting once Councillors have been able to read through the documentation in greater detail.

2622. TO CONSIDER REPLACING STREET LIGHTS WITH LED VERSIONS

The Committee discussed the Amenities Officers report concerning the phasing out of SOX lights and that future replacements will be with LED lanterns. It was proposed by Cllr Sharkey, seconded by Cllr Cheta and unanimously **RECOMMENDED** that the Amenities Officer makes contact with East Sussex County Council to ascertain if the quoted prices change if only 1 or all 13 lanterns are being replaced and if the current LED lanterns include a 10 year guarantee.

2623. TO NOTE ADOPTION OF THE STATEMENT OF COMMUNITY INVOLVEMENT FOR LEWES DISTRICT COUNCIL

The adoption of the Statement of Community Involvement for Lewes District Council was **noted** by the Committee.

2624. TO CONSIDER COMMENTING ON THE BRIGHTON MARINA BUSINESS NEIGHBOURHOOD FORUM CONSULTATION

The Committee considered the report from the Amenities Officer confirming that Brighton & Hove City Council have invited Telscombe Town Council to comment on the Brighton Marina Business Forum to formally renew its designation as a neighbourhood forum. It was proposed by Cllr Robinson, seconded by Cllr Sharkey and unanimously **RECOMMENDED** not to comment.

2625. TO CONSIDER COMMENTING ON THE CITY PLAN PART 2 CONSULTATION FOR BRIGHTON & HOVE CITY COUNCIL

The Committee also considered the report highlighting that Brighton & Hove City Council have started formal public consultation on the City Plan Part 2. It was proposed by Cllr Robinson, seconded by Cllr Mills and unanimously **RECOMMENDED** not to comment.

TELSCOMBE TOWN COUNCIL



2626. TO NOTE STRENGTHENING LOCAL RELATIONSHIPS MEETING

The Amenities Officer advised the Committee that the next Strengthening Local Relationships Meeting will take place via Zoom on Monday 28th September 2020 at 10am. Cllr Mills and Cllr Smith are the Council's designated members of this external body, but she invited any Councillors from this Committee to attend to discuss any strategic matters. This was **noted** by the Committee. Cllr Harris and Cllr Robinson requested to attend this meeting

2627. UPDATE ON GATE AT BRIDLEWAY 8 AND TO AGREE WAY FORWARD

The report from the Amenities Officer was discussed. Following the Covid-19 pandemic, the gate at Bridleway 8 has been kept open for the safety of the residents and the risks associated with handling the gate. It had previously been agreed to delay the installation of a new padlock and that key holders were informed. Now that many regulations have been relaxed, the Amenities Officer asked the Committee if they would like to re-start the process for re-applying for a key to access the gate at Bridleway 8. It was proposed by Cllr Sharkey, seconded by Cllr Cheta and unanimously **RECOMMENDED** that all key holders are written to, advising them that the gate will be re-locked as of Monday 14th September, for users to wear gloves and/or hand sanitiser when touching the padlock and key and that they are advised the process to apply for a key is re-started, with a deadline for applications to be provided to the Town Council by Friday 20th November 2020.

2628. TO NOTE ACTION LIST

The action list was noted as follows:

Date of Meeting	Issue Detail	Action Owner	Update	Due Date
28.10.2019	Min 2474, p 3065 – Urgent Matters (Overgrown hedges Bannings Vale and Hamsey Road)	BB	Bannings Vale now cut back. BB to chase again in Oct following nesting birds' season. Case ref 00467554.	Oct 2020
13.01.2020	Min 2518, p 3112 – Urgent Matters (request for parking signs at Kirby Drive)	BB	Steve O'Connell has completed Risk Assessments and confirmed a safety sign will be placed in the location shortly.	Sept 2020
03.02.2020	Min 2529, p 3133 – To consider a tree scheme for Telscombe residents	BB	Scanning will take place by ESCC in October.	Oct 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 the next meeting.	Sept 2020

TELSCOMBE TOWN COUNCIL



2628. 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 all locations are marked on a map alongside trees planted on verges for the Committee to note. To be actioned in conjunction with tree scheme in September.	Oct 2020
29.06.2020	Min 2596, p 3206 – Street Column Structural Testing		BB	A Purchase Order has been issued for the structural testing to take place in October.	Oct 2020
29.06.2020	Min 2597, p 3206 – Wildflower Verges and Risk Assessment		BB	Risk Assessment and hi-vis jacket provided to volunteer.	Completed
20.07.2020	Min 2609, p 3221 – To consider installing a bus shelter in Bannings Vale		BB	Big Lemon Company confirmed they are running a reduced service due to Covid-19 but will return to the normal hourly service soon. EOI form submitted to LDC on 30.07.2020.	Oct 2020

To consider installing a bus shelter in Bannings Vale - The Amenities Officer reported that 35 responses had now been received from local residents. Lewes District Council have confirmed that the EOI Form sent meets the CIL regulations requirements of spending and that we are now formally invited to submit a bid. It was **agreed** that the Amenities Officer completes the application and takes it to the next Planning & Highways meeting for consideration, before the deadline of 30th September 2020.

2629. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

Cllr Harris reported that the missing cover outside the Toyota Garage has still not been replaced. The Amenities Officer confirmed this has been passed to East Sussex Highways for them to replace.

Cllr Robinson advised that she will take an issue concerning parking and double yellow lines to the next SLR meeting.

Cllr Mills asked the Amenities Officer to report a large pot hole at the crossing on the A259 by Broomfield Avenue to East Sussex Highways.

TELSCOMBE TOWN COUNCIL



2629. Urgent Matters (Contd)

Cllr Mills also advised that builders working on the construction of 4 flats at the bottom of Ambleside Avenue are not parking at the back of the site and are instead parking on the main road, which is causing safety concerns. It was **agreed** that the Amenities Officer would investigate this further.

There being no further business the meeting closed at 8.39pm.

Signed, Chairman

Next meeting of the Committee – Monday 21st September 2020