

TELSCOMBE TOWN COUNCIL



Minutes of a remote meeting of the **PLANNING & HIGHWAYS COMMITTEE** held on Wednesday 7th April 2021 at 7.30 pm.

COMMITTEE MEMBERS PRESENT: Councillors C Clarkson, J Harris *Chairman*, D Judd, L Mills & C Robinson *Vice Chairman*

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

2769. PUBLIC QUESTION TIME

There were no members of the public present.

2770. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Brindley who was unable to attend due to work commitments, and Cllr Sharkey who was attending a meeting at Peacehaven Town Council and these reasons were accepted by the Committee. Cllr Cheta was not present and had not sent apologies.

2771. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

There were no declarations of interest.

2772. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 15th MARCH 2021

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

2773. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

LW/21/0027 4 Rustic Park, Rustic Road, Peacehaven, East Sussex BN10 7SW

Case Officer: James Emery

Single storey extension and conversion of existing garage

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

LW/21/0124 53 Ashurst Avenue, Saltdean, East Sussex BN12 8DR

Case Officer: Rita Burns

Single storey rear extension

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

LW/21/0161 12a Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DT

Case Officer: Rita Burns

Demolition of existing conservatory and new single storey rear extension and garage conversion

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

TELSCOMBE TOWN COUNCIL



2773. Planning Applications (Contd)

LW/21/0194 19 Ambleside Avenue, Telscombe Cliffs, East Sussex BN10 7LS

Case Officer: Tom Bagshaw

Part conversion of an extension to existing garage to form annexe subservient to main house

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

2774. TO NOTE THE FOLLOWING PLANNING DECISIONS

LW/20/0481 28 Hamsey Road, Saltdean, East Sussex BN2 8DE

Single storey rear extension, enlargement and development of roofspace including hip to gable on north elevation, dormer window to rear elevation and rooflights to front elevation

Lewes DC **GRANTS PERMISSION**

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

LW/21/0015 7 Brambletyne Avenue, Saltdean, East Sussex BN2 8EL

Erection of 2x side dormers, loft conversion including raising ridge height, installation of front facing Juliet balcony

Lewes DC **GRANTS PERMISSION**

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

The Committee **NOTED** the above decisions

2775. TO RECEIVE ACTION LIST

The Action List was noted as follows:

Date of Meeting	Issue Detail	Action Owner	Update	Due Date
12.10.2020	Min 2654, p 3268 – To consider applying to East Sussex County Council for formally designated wildflower verges	BB	An agenda item has been added to this meeting.	Completed
14.12.2020	Min 2704, p 3311 – To Consider Bridleway Gate 8 Applications	BB	Padlock and keys received by TTC. Welding of lock price obtained. Keys to be provided to applicants when Civic Centre is re-opened.	May 2021
11.01.2021	Min 2712, p 3318 – To note the following Planning Appeal decision	BB	Scooter store at Flat 1, Martlets House, Bannings Vale to be removed following dismissal of appeal. <i>BB contacted LDC – awaiting reply.</i>	May 2021
11.01.2021	Min 2720, p 3322 – To discuss parking enforcement at Highview Road	BB	Parking control request sent to ESCC who confirmed it takes 14 months on average for parking reviews to be completed.	Mar 2022
01.02.2021	Min 2739, p 3349 – Update on proposed tree scheme for Telscombe residents	BB	Progress has been delayed until May 2021, when ESCC will undertake the scanning of verges for proposed planting of hedges.	June 2021

TELSCOMBE TOWN COUNCIL



2775. Action List (Contd)

Date of Meeting	Issue Detail	Action Owner	Update	Due Date
22.02.2021	Min 2748, p 3355 – To consider participating in LDC's LAA Consultation	BB	An agenda item has been added to this meeting.	Completed
22.02.2021	Min 2750, p 3355 – Update on proposed bus shelter at Bannings Vale and to consider way forward	BB	An agenda item has been added to this meeting.	Completed
22.02.2021	Min 2752, p 3356 – To consider applying to ELSCP for grant funding on street signs	BB	An agenda item has been added to this meeting.	Completed
15.03.2021	Min 2762, p 3371 – Planning application comparison report	BB	Report comparing LDC's decisions against TTC's and reasons why, to be compiled & placed on agenda for September.	Sept 2021
15.03.2021	Min 2764, p 3371 – Update on wildflower verges	BB	An agenda item has been added to this meeting.	Completed
15.03.2021	Min 2765, p 3372 – Replacement of 2 bus shelters following storm damage	BB	An agenda item has been added to this meeting.	Completed
15.03.2021	Min 2766, p 3372 – To discuss report on Town Council owned bus shelters	BB	BB is investigating estimates from contractors, to be taken to the next meeting. M Evans is unable to carry out this work.	April 2021

Planning Appeal Decision – The Amenities Officer advised that Lewes District Council had confirmed they had not received a response to their letters, so will be serving a notice for removal in the next three weeks.

2776. NEIGHBOURHOOD PLAN UPDATE

Cllr Gallagher was not present at the meeting but had provided an update to the Amenities Officer prior to the meeting. The final report covering the survey undertaken on the AECOM Masterplan for the Meridian Centre has now been completed and the results have been updated on the steering group website. A Housing Needs Survey and AECOM Technical Support have been obtained but the steering group are still awaiting the Strategic Environmental Report to complete their report. Lastly, HDD are feeding back their survey results at Peacehaven Town Council.

Cllr Mills confirmed that meeting with HDD was held the previous evening at Peacehaven Town Council, who stated that they would build 70 places for elderly care. They advised that they could not justify more shops or a large restaurant. Negotiations are in place to have a larger library. Peacehaven Town Council raised their concerns at the meeting and Cllr Judd agreed, stating that the residents need a hub for the community.

TELSCOMBE TOWN COUNCIL



2777. TO RATIFY RESPONSE TO LEWES DISTRICT COUNCIL'S LAND AVAILABILITY ASSESSMENT CONSULTATION

The report from the Amenities Officer confirmed that Cllr's Gallagher, Harris, Judd and Robinson met to discuss Lewes District Council's (LDC) consultation on the Land Availability Assessment. Their comments concerning the 4 sites were submitted to LDC on 10th March and a copy was provided to the Committee. It was proposed by Cllr Robinson, seconded by Cllr Judd and unanimously agreed to **RATIFY** the responses.

2778. UPDATE ON TELSCOMBE TOWN COUNCIL WILDFLOWER SITES

The Amenities Officer confirmed that East Sussex County Council (ESCC) have formally designated the wildflower verges at Crowborough Road and Telscombe Tye for 2021 and the grass cutting contractor has been advised so they do not cut these areas. Two further sites for 2021 have been agreed by this Committee; the verge in front of Gorham Court and a verge on Telscombe Road, before it turns into Kirby Drive. ESCC have advised that they will treat the verge in front of Gorham Court within the designated area on the Telscombe Tye as they are aware how much interest this location contains and is now included within their map. The Amenities Officer stated that for Telscombe Road, she has contacted ESCC to check if this location will also be designated by the County Council or if we will need to carry out baseline surveys in this location and arrange the cutting of the verge at our own cost, and is awaiting their response. This was **noted** by the Committee. Cllr Judd asked the Amenities Officer to investigate placing bee hives on the unregistered land by Telscombe Grange.

2779. UPDATE ON PROPOSED NEW BUS SHELTER AT BANNINGS VALE AND TO CONSIDER WAY FORWARD

The Committee considered the report from the Amenities Officer. East Sussex Highways (ESH) advised that a local tradesman would need to conform to strict guidelines and it is very unlikely they would be able to build and/or fit a wooden bus shelter to these specifications. Prices from three companies were re-visited and following consideration, it was proposed by Cllr Robinson, seconded by Cllr Clarkson and unanimously **RECOMMENDED** to purchase a 2 bay bus shelter with 2 half end panels, seating, delivery and installation with GW Shelter Solutions at a cost of £4,678 plus VAT so that it is in line with the other Town Council owned bus shelters, that the Amenities Officer arranges for an approved ESH contractor to carry out the footway and kerbstone works at a cost of £7,500 to £8,500 and finally that payment is made using the LDC grant of £8,500, with a request being put forward to Full Council for the remaining monies to be taken from the Town Council's CIL monies. The Committee felt that a green roof will not be suitable in this exposed location.

2780. TO RATIFY DECISION ON REPLACEMENT OF TWO BUS SHELTERS FOLLOWING STORM DAMAGE

At the last Planning & Highways Committee meeting, the Committee considered replacing two Town Council owned bus shelters following storm damage. It was agreed to replace the bus shelter on the South Coast Road and to investigate a wooden bus shelter for the location at Bannings Vale. Following investigation, it was confirmed that prices would need to be obtained for the removal of the original bus shelter and another contractor to install the wooden replacement. As this would be an additional expense and take time to obtain the information, the Amenities Officer emailed Committee members recommending that the Town Council proceed with a metal and polycarbonate bus shelter at a cost of £7,348.12 plus

TELSCOMBE TOWN COUNCIL



2780. To ratify decision on replacement of 2 bus shelters following storm damage (Contd)

VAT. A positive response was received from 6 Councillors and a purchase order was issued to replace the two bus shelters in metal and polycarbonate. It was proposed by Cllr Mills, seconded by Cllr Judd and unanimously agreed to **RATIFY** this decision. Several Councillors advised that members of the public had asked them when works would be completed and the Amenities Officer confirmed she would contact GW Shelter Solutions for a proposed date so that the Committee are aware.

2781. TO NOTE UPDATE ON STREET SIGNS AT KIRBY DRIVE

The Amenities Officer's report confirmed that ESH had highlighted that street signs were strategically placed in advance of the park in both directions at Kirby Drive and they will not accept our application. The Amenities Officer has asked if the signs could be moved to nearer to Chatsworth North Playground and is awaiting their reply. This was **noted** by the Committee.

2782. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

Cllr Judd confirmed that cameras had been installed in the bus lanes by Gorham Way. Cllr Robinson asked the Amenities Officer to make contact with the local PCSO to see if the cameras are in use and if signs are going to be added in this location.

Cllr Robinson advised she had been contacted by some residents with regards to setting up a community speed watch team. The main concerns were speeding cars and vehicles travelling in the bus lanes. It was agreed that a decision be reviewed following the outcome from the discussions with the PCSO with regards to the cameras in the bus lanes.

The Amenities Officer confirmed that ESH's Contract Manager & Head of Highway Infrastructure Services had contacted the Town Council following concerns raised at the most recent SLR Meeting about the concrete kerbs in the two towns being damaged. He advised that that Highways do not have a concrete kerb programme in place but have started a project on the roads in Bexhill, which include repairing the kerbs and concrete road joints on the damaged road surfaces. He has asked the ESH team to make sure that some of the roads in Peacehaven and Telscombe are the focus for 2022/23, budget and resources permitting. They will identify the roads most in need and will share this programme with the Town Councils nearer the time.

Cllr Mills reported that a resident had contacted a Peacehaven Town Councillor about the pot holes in St. Peters Avenue. The Amenities Officer confirmed that some holes had been filled in a couple of months ago so may have opened up again. It was agreed that the Amenities Officer would report these pot holes to ESH, alongside other pot holes in Grassmere Avenue and one outside the Civic Centre, which had also been highlighted as becoming a safety issue.

Cllr Mills also confirmed that road closure signs had been added in close proximity to a small area on Ambleside Avenue and was concerned that the signs had been moved. The Amenities Officer confirmed she would investigate this further.

TELSCOMBE TOWN COUNCIL



2782. Urgent Matters (Contd)

Cllr Mills further advised that there were cables sticking out of the ground on the verge between the South Coast Road and Telscombe Tye and asked that these are investigated further as she believes they are causing a safety issue.

2703. EXCLUSION OF PRESS AND PUBLIC

It was **RESOLVED** to exclude the press and public 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.

2784. TO CONSIDER APPLICATIONS FOR KEYS TO BRIDLEWAY 8 GATE

The Committee considered the two key applications received for the gate at Bridleway 8.

Applicant 1 has requested a key as the Telscombe Village gardener and the Amenities Officer confirmed she is awaiting details on the properties he tends to. It was proposed by Cllr Judd, seconded by Cllr Clarkson and unanimously **RECOMMENDED** that a key is not provided to this applicant as they are not an essential user and can access the village via the C7 road.

Applicant 2 previously requested a key and it was decided at a Committee Meeting on 14th December 2020 not to grant access as the individual does not fit the criteria as they are not an essential user. The applicant has asked that the decision be reconsidered as they are a volunteer caretaker of the church and had also provided a letter from the Church Warden as evidence of the work he carries out on behalf of the church. Following consideration, it was proposed by Cllr Judd, seconded by Cllr Mills and unanimously **RECOMMENDED** that a key is not provided to this applicant for the original reasons.

There being no further business the meeting closed at 8.43 pm

Signed, Chairman

Next meeting of the Committee – Monday 26th April 2021