

# TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held in Telscombe Civic Centre on **Wednesday 1<sup>st</sup> September 2021** at 7.30 pm.

**COMMITTEE MEMBERS PRESENT:** Councillors C Gallagher, J Harris, C Robinson *Deputy Mayor*, A Selby and I Sharkey *Chairman*

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

## **2863. PUBLIC QUESTION TIME**

There were no members of the public present.

## **2864. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr Judd who was attending a meeting on behalf of the Town Council and Cllrs Brindley and Clarkson who had work commitments. These reasons were accepted by the Committee.

## **2865. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **2866. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 9<sup>th</sup> AUGUST 2021**

The Committee considered the minutes of the meeting on 9<sup>th</sup> August and it was proposed by Cllr Robinson, seconded by Cllr Selby and **RESOLVED** that they were a true record of the proceedings and were signed as correct by the Chairman, Cllr Sharkey.

## **2867. TO NOTE APPROVAL OF THE MINUTES ON 19<sup>th</sup> JULY 2021**

The Amenities Officer's report confirmed that at the previous meeting, agenda item 4 stated 'To approve the minutes of the Planning & Highways meeting on Monday 28<sup>th</sup> June 2021' However, the previous meeting was in fact Monday 19<sup>th</sup> July 2021. As the 19<sup>th</sup> July minutes had been circulated with the paperwork, it was agreed to approve them at our last committee meeting. This was **noted** by the Committee.

## **2868. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

### **LW/21/0486 - 29 Hamsey Road, Saltdean, East Sussex BN2 8EH**

*Case Officer: Rita Burns*

Single storey side extension with balcony over, garage conversion, new roof to rear conservatory. These works are to facilitate the creation of a self-contained granny annex.

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

### **LW/21/0492 - 18 Rustic Park, Rustic Road, Peacehaven, East Sussex BN10 7SW**

*Case Officer: Mr James Emery*

Replacement conservatory roof and wall frames

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## **2868. To consider the following Planning Applications (Contd)**

### **LW/21/0492 - 18 Rustic Park, Rustic Road, Peacehaven, East Sussex BN10 7SW (Contd)**

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

### **LW/21/0501 - 70 Longridge Avenue, Saltdean, Brighton, East Sussex BN2 8RB**

*Case Officer: Rita Burns*

Raised decking to west elevation

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

### **LW/21/0527 - 117 Wicklands Avenue, Saltdean, East Sussex BN2 8EQ**

*Case Officer: Rita Burns*

Two-storey rear extension

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

### **LW/21/0542 - 73 Cissbury Crescent, Saltdean, East Sussex BN2 8RH**

*Case Officer: Rita Burns*

Alterations to roof to facilitate a loft conversion, including 1 no side dormer

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

### **LW/21/0562 - 49 Ashurst Avenue, Saltdean, East Sussex, BN2 8DR**

*Case Officer: Tom Bagshaw*

Demolition of existing conservatory and two-storey side extension, erection of single-storey rear and two-storey side extension, alterations to roof to facilitate loft conversion, to include raising roof pitch with a dual pitch roof, front and rear dormers and roof terrace

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

### **LW/21/0584 - 40 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DT**

*Case Officer: Tom Bagshaw*

Erection of single-storey detached annexe

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

- (i) Overlooking/loss of privacy for neighbouring property
- (ii) Increase in noise and traffic to the immediate vicinity
- (iii) Creating an additional property contravenes the National Policy Guidance
- (iv) No access for emergency services, delivery vehicles or bin refuse

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## **2868. To consider the following Planning Applications (Contd)**

### **LW/21/0597 - 17 Springfield Avenue, Telscombe Cliffs, East Sussex BN10 7AR**

*Case Officer: Mr James Emery*

Single-storey rear and side extension, roof alterations to facilitate loft conversion including dual pitch roof and 2no side dormers

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

### **LW/21/0603 - 340 South Coast Road, Telscombe Cliffs, East Sussex BN10 7EW**

*Case Officer: Mr James Emery*

Side/rear extensions to two ground floor flats and erection of first floor to provide two further flats (resubmission of LW/20/0819)

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

- (i) Overdevelopment
- (ii) Lack of car parking for additional flats
- (iii) Electric charging point location needs to be moved to reach the vehicles

### **LW/21/0646 - 4 Walesbeech Road, Saltdean, East Sussex BN2 8EF**

*Case Officer: Tom Bagshaw*

Single-storey rear extension with extension to roof terrace and change of guarding

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

## **2869. TO NOTE THE FOLLOWING PLANNING DECISIONS**

### **LW/20/0612 – 75 Ashurst Avenue, Saltdean, East Sussex BN2 8DR**

Retrospective application for enlargement of decking

LewesDC **GRANTS PERMISSION**

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

### **LW/20/0783 – 14 Lulham Close, Telscombe Cliffs, East Sussex BN10 7BG**

Single storey side extension

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0075 – 24b Ambleside Avenue, Telscombe Cliffs, East Sussex BN10 7LS**

Proposed single storey rear extension (as approval ref LW/18/0279) with side dormers

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0097 – 89 Ambleside Avenue, Telscombe Cliffs, East Sussex BN10 7LE**

6ft fence around part of the front garden, total length is 35.47 meters

LewesDC **REFUSES PERMISSION**

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

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## **2869. To note the following Planning Decisions (Contd)**

### **LW/21/0106 – 3 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DX**

Erection of first storey extension, two-storey front extension, single storey side extension, single storey rear extension, rear decking and internal alterations

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0124 – 53 Ashurst Avenue, Saltdean, East Sussex BN2 8DR**

Single storey rear extension

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0131 – 1 Tye View, Telscombe Cliffs, East Sussex BN10 7DN**

Demolish existing conservatory and replace with single storey rear extension to same footprint.

Replace existing felt flat roofs with single ply membrane stepped warm roofs (reduces fascias).

Infilling/adapting windows and doors to suit internal reconfigurations

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0145 – 64 Rodmell Avenue, Saltdean, East Sussex BN2 8PG**

Extension and alterations including remodelling of roof to the existing dwelling (Resubmission of Refusal LW/20/0604)

LewesDC **GRANTS PERMISSION**

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

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

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

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0163 – 35 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DX**

Demolition of existing garage and erection of detached no. 3 bedroom house

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0173 – 8 Ashurst Avenue, Saltdean, East Sussex BN2 8DR**

Removal of existing sheds and structures and creation of a new dwelling. Removal of shed to front elevation of host dwelling to create two parking spaces.

LewesDC **GRANTS PERMISSION**

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

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

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

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0209 – 1 Brambletyne Avenue, Saltdean, East Sussex BN2 8EL**

New pitched roof with front and rear gables and side dormers

LewesDC **GRANTS PERMISSION**

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

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## **2869. To note the following Planning Decisions (Contd)**

### **LW/21/0225 – 99a Cissbury Crescent, Saltdean, East Sussex BN2 8RH**

Erection of single storey rear extension

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0233 – 61 Rodmell Avenue, Saltdean, East Sussex BN2 8PG**

External facing materials changes, together with proposed dormers and garage conversion

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0254 – 66 Bevendean Avenue, Saltdean, East Sussex BN2 8PF**

Removal of existing garage and erection of single storey side extension

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0268 – 43 Ashurst Avenue, Saltdean, East Sussex BN2 8DR**

Loft conversion including creation of dormer to front and rear

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0279 – 131 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DP**

Installation of front access ramps for wheelchair access, removal of front porch and replacement of front door and windows

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0310 – 66 Cissbury Crescent, Saltdean, East Sussex BN2 8RJ**

Conversion of existing garage into habitable room and erection of single storey side extension

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0327 – 1 Chatsworth Close, Telscombe Cliffs, East Sussex BN10 7LW**

Creation of single storey extension

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0344 – 11a Nutley Avenue, Saltdean, East Sussex BN2 8ED**

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

LewesDC **REFUSES PERMISSION**

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

### **LW/21/0353 – 25 Central Avenue, Telscombe Cliffs, East Sussex BN10 7LY**

Single storey side extension, two storey rear extension and alterations to existing garage roof

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0370 – 56 Stanley Road, Peacehaven, East Sussex BN10 7SP**

Replacement of roof and walls on existing conservatory to include increase in total height

LewesDC **GRANTS PERMISSION**

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

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## 2869. To note the following Planning Decisions (Contd)

### **LW/21/0392 – 73a Bevendean Avenue, Saltdean, East Sussex BN2 8PF**

Raising the ridge of an existing bungalow by 550mm to form rooms in the roof and side dormer. Extension of balcony to the front elevation, extension of porch on side elevation and provision of additional driveway area

LewesDC **GRANTS PERMISSION**

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

### **LW/21/0398 – 18 Ifield Close, Saltdean, East Sussex BN2 8DL**

Single storey rear extension and loft conversion

LewesDC **GRANTS PERMISSION**

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

## 2870. TO RECEIVE ACTION LIST

The Action List was noted as follows:

Date of Meeting	Issue Detail	Action Owner	Update	Due Date
11.1.21	Min 2712, p 3318 – To note the following Planning Appeal decision	BB	Scooter store removed at Flat 1, Martlets House, Bannings Vale. BB contacted LDC regarding concrete base removal who will investigate further.	Sep 2021
11.1.21	Min 2720, p 3322 – To discuss parking enforcement at Highview Road	BB	Parking control req sent to ESCC who conf it takes approx 14 months for parking reviews to complete.	Mar 2022
15.3.21	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 the next agenda.	Sep 2021
7.4.21	Min 2779, p 3393 – Update on proposed new bus shelter at northern end of Bannings Vale	BB	Full Council agreed for the remaining monies to be paid through TTC CIL funds and Bianca now starting the application process.	Nov 2021
17.5.21	Min 2809, p 3412 – To consider a community speed watch team in Telscombe Cliffs	BB	An agenda item has been added to this meeting.	Please see new agenda item
17.5.21	Min 2812, p 3412 – Urgent Matters	BB	BB to request wildflower verge on SCR at junction of Highview Road (where public bench sits) for 2021/22 in autumn. LDC investigating potential planning breach at Cliff Gdns (ref EN/21/0119). Discharge of conditions statement received & LDC will consider this before advising TTC.	Oct 2021  Sep 2021

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## 2870. To receive Action List (Contd)

Date of Meeting	Issue Detail	Action Owner	Update	Due Date
7.6.21	Min 2820, p 3439 – Urgent Matters	BB	LDC have added a new street sign at top of Gorham Way. BB reported damaged street sign bottom of Gorham Way.	Dec 2021
19.7.21	Min 2835, p 3452 – Public Question Time New bus shelter on A259	BB	An agenda item has been added to this meeting.	See new agenda item
19.7.21	Min 2844, p 3456 – To consider commenting on SDNPA's Draft Design Guide Supplementary Planning Document	BB	BB awaiting volunteers from Committee to attend working group to comment on this consultation (deadline for comments 6.9.21). Cllr Gallagher only volunteer so far.	Sep 2021
19.7.21	Min 2845, p 3456 – To consider participating in LDC's consultation on the Lewes Local Plan – Issues & Options	BB	Working Group consisting of Cllrs O'Connor, Robinson & Selby met twice at the beginning of August & their responses will be taken to next meeting for ratification.	Sep 2021
9.8.21	Min 2855, p 3478 – To review the Business Plan	SN	SN to contact the climate change working group and arrange a separate meeting from PTC.	Oct 2021
9.8.21	Min 2856, p 3478 – Update on verge scanning results from East Sussex County Council and agree way forward	BB	BB to write to residents who requested trees to see if they would consider the verge being adopted by ESCC as a wildflower verge as an alternative to planting of a tree or shrub.	Oct 2021
9.8.21	Min 2859, p 3479 – Update on Gate at Bridleway 8	BB	Gate to be left open for 6 months and the Committee to then make a final decision on way forward.	Feb 2022
9.8.21	Min 2860, p 3479 – Urgent Matters	BB	BB reported cover outside the Toyota Garage to ESH, case ref number 00609828.	Oct 2021
9.8.21	Min 2862, p 3479 – To consider an application for an additional key to the gate at Bridleway 8	SN	SN has informed applicant of the situation and that it will be reviewed in 6 months' time.	Feb 2022

Planning Appeal Decision (Martlets House scooter store) – The Amenities Officer advised that Lewes District Council are still investigating if the concrete base is included within the planning breach and will come back to us as soon as possible.

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## 2870. Action List (Contd)

SDNPA's Draft Design Guide – The Amenities Officer noted that only Cllr Gallagher had volunteered to be part of the working group meeting for commenting on this consultation and asked if any other Councillors could attend. As none present were able to assist, it was **agreed** not to comment.

Urgent Matters (Proposed wildflower verge at Highview Road) – Cllr Robinson asked that the proposed verge includes up to 14 Amhurst Road and that local residents are consulted. Cllr Robinson also reported that the bench at this location is falling apart and will need replacing. Cllr Gallagher noted that the bench was originally provided by the Residents Association and suggested they may wish to replace themselves.

Urgent Matters (cover outside Toyota Garage) – Cllr Robinson noted that this cover is regularly breaking and asked that it is taken to the next SLR Meeting to seek advice for a way forward.

ESCC scanning results – Cllr Robinson asked if the Amenities Officer had written to the interested residents to see if they would consider a wildflower verge. The Amenities Officer advised the letter had been drafted and would be sent out imminently.

## 2871. NEIGHBOURHOOD PLAN UPDATE

Cllr Gallagher reported that a first draft of the Neighbourhood Plan had been drawn up and emailed to the Planning & Highways Committee. She confirmed that the first half of the document, up to and including page 43, would be discussed under confidential matters at the next meeting. Cllr Gallagher asked all Committee members to read through the documentation and raise any prepared questions at the following meeting.

## 2872. TO CONSIDER WHETHER TO RESPOND TO ESCC'S BUS SERVICE IMPROVEMENT PLAN SURVEY

East Sussex County Council (ESCC) are developing a Bus Services Improvement Plan and are inviting comments on what residents' think would improve local bus services and what would make them use buses more. Following consideration, it was proposed by Cllr Gallagher, seconded by Cllr Selby and unanimously **RECOMMENDED** that a working group consisting of Cllr's Gallagher, Robinson and Sharkey be set up to comment on the consultation, with their response taken to a future meeting for ratification.

## 2873. TO CONSIDER PLACING A BUS SHELTER ON A259, TELSCOMBE CLIFFS

The Amenities Officer's report stated that Cllr Harris had asked that consideration be given for a bus shelter to be added to the bus stop on the South Coast Road, Telcombe Cliffs, next to the glazing shop. East Sussex Highways (ESH) would need to assess the surrounding area to check if a shelter is a viable option and that it does not affect the highway safety. If it is approved, we will then need to consult the surrounding properties for their comments. Following consideration, it was proposed by Cllr Robinson, seconded by Cllr Selby and unanimously **RECOMMENDED** that the Amenities Officer asks ESH to visit the location to see if a bus shelter is a viable option.



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**2874. UPDATE ON PROPOSED SPEEDWATCH TEAM IN TELSCOMBE CLIFFS**

The Committee considered the Amenities Officer’s report which confirmed that following a request from a member of the public, the Town Council had advertised for a Community Speedwatch team for Telscombe Cliffs but had unfortunately not received any interest. It was proposed by Cllr Gallagher, seconded by Cllr Robinson and unanimously **RECOMMENDED** that the residents are informed that there had been no further interest and advise they could register a new group themselves if there are a minimum of 4 volunteers.

**2875. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA**

There were no urgent matters.

There being no further business the meeting closed at 8.40 pm

Signed, Chairman .....

*Next meeting of the Committee – Monday 20<sup>th</sup> September 2021*