

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held in Telscombe Civic Centre on **Monday 9th August 2021** at 7.30 pm.

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

Also Present: Stella Newman, Town Clerk & RFO (*minutes*)

2848. PUBLIC QUESTION TIME

There were no members of the public present.

2849. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Brindley who was self-isolating and Cllr Clarkson who was away on holiday. These reasons were accepted by the Committee.

2850. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST

Cllr Gallagher declared an interest in planning application number LW/21/0624 as this is her neighbour's property.

2851. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 19th JULY 2021

Unfortunately the agenda had listed approval of the minutes on 28th June, but the last meeting was on 19th July and those were the minutes that had been circulated with the agenda. The Committee considered the minutes of the meeting on 19th July and it was proposed by Cllr Judd, 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.

2852. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

LW/21/0366 - 48 Rodmell Avenue, Saltdean, East Sussex BN2 8PG

Case Officer: James Emery

Variation to previously approved application LW/19/0706 to include infill the courtyard section of the proposed development

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

LW/21/0403 - Hunters Moon, Tye Close, Saltdean, East Sussex BN2 8DY

Case Officer: Rita Burns

Extend the roof as a hip to gable with minor increase in ridge height, reposition the entrance and add a single-storey rear extension and side extension, remodel the elevations, replacing windows and doors, plus replace the existing garage with a home studio workshop

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

LW/21/0465 - 15 Ambleside Avenue, Telscombe Cliffs, East Sussex BN10 7LS

Case Officer: Tom Bagshaw

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2852. To Consider the Following Planning Applications (Contd)

LW/21/0465 - 15 Ambleside Avenue, Telscombe Cliffs, East Sussex BN10 7LS (Contd)

Single-storey rear extension, loft conversion with gable end to rear, 2no. dormers to North and South elevations and associated internal alterations.

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

LW/21/0574 - 26 Grassmere Avenue, Telscombe Cliffs, East Sussex BN10 7BZ

Case Officer: James Emery

Single-storey outbuilding with pitched roof and roof lights, for use as a nursery to grow tropical indoor plants

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

LW/21/0610 - 45 Nutley Avenue, Saltdean, East Sussex BN2 8ED

Case Officer: James Emery

Single-storey rear extension and alterations to roof to facilitate a loft conversion

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

LW/21/0614 - 43 Gorham Way, Telscombe Cliffs, East Sussex BN10 7BA

Case Officer: Tom Bagshaw

Alterations to roof pitch and ridge line to facilitate a loft conversion, with 3no dormers to the front elevation and 1no dormer to the rear, addition of feature window on side elevation

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

LW/21/0624 - 99 Oaklands Avenue, Saltdean, East Sussex BN2 8PD

Case Officer: James Emery

Single-storey rear extension with dummy pitch roof

Cllr Gallagher did not take part in the discussion regarding this item. The Committee considered the application and it was proposed by Cllr Judd seconded by Cllr Selby and unanimously recommended to **SUPPORT** the application.

LW/21/0625 - 15 Cissbury Crescent, Saltdean, East Sussex BN2 8EN

Case Officer: Rita Burns

Demolition of garage to allow side extension; Enlargement and development of roofspace including raising ridge height and formation of gable ends to north and south elevations and formation of dormers to east and west elevations

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

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2853. TO RECEIVE ACTION LIST

Min 2820, p 3439 urgent matters – Cllr Robinson queried this item as the action list states LDC have added a new street sign at Gorham Way, but there isn't one there. The Town Clerk advised she will query this with the Amenities Officer on her return from leave.

Min 2832, p 3445 urgent matters – Cllr Robinson advised that the cut back has now been carried out in the twitten between Buckhurst Road and Cliff Gardens.

The remainder of the Action List detailed below was noted.

Meeting Date	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 request sent to ESCC who conf it takes approx. 14 months for parking reviews to be completed.	Mar 2022
1.2.21	Min 2739, p 3349 – Update on proposed tree scheme for Telscombe residents	BB	An agenda item has been added to this meeting.	Please see new agenda item
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 agenda for September.	Sep 2021
7.4.21	Min 2779, p 3393 – Update on proposed new bus shelter at northern end of Bannings Vale and to consider way forward	BB	Full Council agreed for the remaining monies to be paid from TTC CIL funds and Amenities Officer now starting application process.	Nov 2021
17.5.21	Min 2809, p 3412 – To consider investigating a community speed watch team in Telscombe Cliffs	BB	No responses re request for volunteers in newsletter or FB. PTC contacted, who are also struggling to obtain volunteers and will be concentrating on their own area. An agenda item will be taken to the next meeting, but increasing advertising on FB for time being.	Sep 2021
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.	Oct 2021 Sep 2021

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Meeting Date	Issue Detail	Action Owner	Update	Due Date
17.5.21	Min 2812, p 3412 – Urgent Matters	BB	LDC investigating potential planning breach at Cliff Gardens (ref EN/21/0119). Discharge of conditions statement received & LDC will consider this before advising TTC.	Sep 2021
7.6.21	Min 2820, p 3439 – Urgent Matters	BB	LDC have added a new street sign at Gorham Way.	Complete
28.6.21	Min 2832, p 3445 – Urgent Matters	BB	BB reported overgrowing tree at Buckhurst Road/Cliff Gardens twitten to ESCC ROW Team. They will inspect and either cut back or contact the property owner for them to action.	Complete
28.6.21	Min 2834, p 3445 – To consider an application for an additional key to the gate at Bridleway 8	BB	BB has informed the resident that they can have a second key to the gate at Bridleway 8. A new agenda item has been added to this meeting concerning a way forward with the gate at Bridleway 8.	Complete Please see new agenda item
19.7.21	Min 2835, p 3452 – Public Question Time	BB	LDC advised that it was agreed for the new housing development not to pay for a shelter to be added on the SCR next to glass shop, due to the costs involved. An agenda item will be added to the next meeting.	Sep 2021
19.7.21	Min 2843, p 3456 – To consider investigating using dog waste to fuel street lights	BB	The decision not to carry the request further has been reported back to Cllr O'Connor.	Complete
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 a working group for commenting on this consultation (deadline for comments 06.09.21). 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	A working group consisting of Cllrs O'Connor, Robinson & Selby arranged for 2.8.21 & their responses will be taken to next meeting for ratification.	Sep 2021
19.7.21	Min 2847, p 3457 – Urgent Matters	BB	ESH have removed their machinery from the bottom of Fairlight Avenue.	Complete

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2854. NEIGHBOURHOOD PLAN UPDATE

Cllr Gallagher advised that there is a steering group meeting this Thursday evening, that the green spaces reports have to be finished and L&N Consultancy have included information on air quality.

2855. TO REVIEW THE BUSINESS PLAN

Cllr Robinson advised she thought that TTC should have their own climate change meeting, separate from the joint one with Peacehaven Town Council. It was agreed that the Town Clerk would email the working group to set up a time and date.

There was discussion regarding the items included in Section 3 and their relevance, but it was noted that it covers both Full Council and the Planning & Highways Committee.

2856. UPDATE ON VERGE SCANNING RESULTS FROM EAST SUSSEX COUNTY COUNCIL AND AGREE WAY FORWARD

The Committee noted that following scanning by East Sussex County Council (ESCC) and due to the high amount of services, neither trees or shrubs could be planted in the requested verges. As an alternative it was proposed by Cllr Robinson, seconded by Cllr Gallagher and unanimously **RECOMMENDED** that the Amenities Officer writes to the residents who had requested trees to see if they would consider the verge being adopted by ESCC as a wildflower verge as an alternative to the planting of a tree or shrub.

2857. TO CONSIDER RESPONDING ON RAMPION 2 WIND FARM CONSULTATION

The Committee considered the invitation to comment and it was proposed by Cllr Judd, seconded by Cllr Selby and unanimously **RECOMMENDED** not to comment. The Town Clerk had circulated details of a dedicated online forum for Town and Parish Councils where their team will give a live presentation and offer the opportunity to answer questions on the evening of 23rd August.

2858. TO NOTE STRENGTHENING LOCAL RELATIONSHIPS MEETING

The Committee noted the next meeting which will take place on Friday 3rd September at 10.15am in Telscombe Civic Centre.

2859. UPDATE ON GATE AT BRIDLEWAY 8

The new padlock that had been welded on as agreed was cut off within hours. The Committee therefore asked the Amenities Officer to obtain costs for placing a concrete or metal bollard to stop vehicles from using the bridleway, costs for a new key and lock to the gate, and for contact to be made with the Rural Crime Team at Sussex Police and the Planning Office at South Downs National Park. The Town Clerk advised that the Council had been told that twice in the last 2 weeks, someone had put a padlock on the gate and sprayed hard setting foam filler around it so that it could not be removed. Councillors felt this should be reported to the Police but unfortunately the dates were unknown and the Council had not been provided with evidence.

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2859. Update on Gate at Bridleway 8 (Contd)

Discussion ensued regarding the Amenities Officer’s report and the options available and it was proposed by Cllr Gallagher, seconded by Cllr Judd and unanimously **RECOMMENDED** that the gate be left unlocked for a period of 6 months and the matter be brought back to Committee at the end of that time for an ultimate decision to be made.

2860. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

Cllr Harris advised that the small cover in the pavement outside the Toyota Garage had once again fallen in.

2861. 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.

2862. TO CONSIDER AN APPLICATION FOR AN ADDITIONAL KEY TO THE GATE AT BRIDLEWAY 8

In view of the decision made earlier regarding the gate, it was agreed to notify the applicant of the situation and that it would be reviewed in 6 months’ time.

There being no further business the meeting closed at 8.31 pm

Signed, Chairman

Next meeting of the Committee – Wednesday 1st September 2021