



# TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the **PLANNING & HIGHWAYS COMMITTEE** held in the Council Chamber at Telscombe Civic Centre on **Wednesday 27<sup>th</sup> September 2023** at 7.30 pm.

**COMMITTEE MEMBERS PRESENT:** Councillors C Clarkson, C Gallagher *Vice Chairman*, D McGuckian, C Robinson, I Sharkey *Chairman* & N Watts

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

## 3326. PUBLIC QUESTION TIME

There were no members of the public present.

## 3327. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllrs Lawrie and O'Connor who were away, and Cllr Judd who was unwell and these reasons were accepted by the Committee.

## 3328. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

None.

## 3329. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON MONDAY 4<sup>th</sup> SEPTEMBER 2023

It was proposed by Cllr Watts, seconded by Cllr Robinson and unanimously **RESOLVED** that the minutes of the meeting held on 4<sup>th</sup> September 2023 were a true record of the proceedings and were signed as correct by the Chairman, Cllr Sharkey.

## 3330. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS: -

### **LW/23/0293 - Flat 1 Lynwood Court, 1 Lynwood Road, Saltdean, East Sussex BN2 8ER**

*Case Officer: James Emery*

Cross over and driveway with dropped kerb

The Committee considered the application and it was proposed by Cllr McGuckian, seconded by Cllr Clarkson and **RECOMMENDED** by a majority to **SUPPORT** the application. Cllrs Gallagher and Robinson objected to the application as the property has an allocated garage for parking and the grass verge will be removed, which is an important green space.

### **LW/23/0509 - 50 Broomfield Avenue, Telscombe Cliffs, East Sussex BN10 7AN**

*Case Officer: James Emery*

Section 73 A retrospective application for the retention of boundary fence

The Committee considered the application and it was proposed by Cllr Gallagher, seconded by Cllr Clarkson and **RECOMMENDED** to **OBJECT** to the application for the reason of it being out of keeping with the street scene. Cllr McGuckian abstained.

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## 3330. To consider the following planning applications (Contd)

### **LW/23/0510 - 7A Brambletyne Avenue, Saltdean, East Sussex BN2 8EL**

*Case Officer: James Smith*

Roof extension to create additional storey including first floor pitched roof front extension with timber balcony and associated works

The Committee considered the application and it was proposed by Cllr Clarkson, seconded by Cllr Gallagher and **RECOMMENDED** by a majority to **OBJECT** to the application for reasons of it being out of keeping with the street scene, overbearing, too close to the neighbouring property and loss of light to the neighbouring property. Cllr McGuckian was in support of the application.

### **LW/23/0547 - 10A Brambletyne Avenue, Saltdean, East Sussex BN2 8EJ**

*Case Officer: Marc Dorfman*

Single storey rear extension, hip-to-gable roof extension to both side elevations, rear facing balcony

The Committee considered the application and it was proposed by Cllr Clarkson, seconded by Cllr McGuckian and unanimously **RECOMMENDED** to **SUPPORT** the application on the basis that downlights or spotlights are not included within the extension to protect the night sky from light pollution and if possible, the proposed flue is removed from the plans.

## 3331. TO NOTE THE FOLLOWING PLANNING DECISIONS: -

### **LW/23/0399 - 4 Cavendish Close, Telscombe Cliffs, East Sussex BN10 7LQ**

*Case Officer: James Emery*

Section 73A Retrospective application for single storey rear extension, raised decking to access garden and garage conversion with alterations to fenestration to front, side and rear elevations

LewesDC **REFUSED** permission

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

### **LW/23/0354 – 42 Wicklands Avenue, Saltdean, East Sussex BN2 8EP**

*Case Officer: James Smith*

Amendments to planning approval LW/21/0832 to include home office behind garage and first floor timber cladding

LewesDC **GRANTED** permission

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

The Committee **noted** the above planning decisions.

## 3332. TO NOTE THE FOLLOWING PLANNING APPEAL DECISION: -

### **LW/22/0313 – 398 South Coast Road, Telscombe Cliffs BN10 7AA**

*Case Officer: Julie Cattell*

Demolition of single-storey outbuildings and erection of 1no two-storey detached dwellinghouse

The appeal was **DISMISSED**

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

## 3333. TO NOTE THE ACTION LIST & AGREE ANY FURTHER ACTIONS REQUIRED

The action list was noted as follows:



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## 3333. Action List (Contd)

Meeting Date	Issue Detail	Action Owner	Update	Due Date
27.06.2022	Min 3068, p 3694 – Urgent Matters, wildflower verge at Crowborough Road	BB	ESH due to re-paint the faded double yellow lines in summer but not undertaken. <i>Judy at ESH will chase relevant team and update us with the progress. Not completed as yet.</i>	Oct 2023
09.01.2023	Min 3180, p 3804 – Update on damaged street light in Telscombe Village	BB	ESH's lighting engineer to send information over regarding way forward with street lighting. Once received, will be taken to a future meeting for consideration.	Oct 2023
03.07.2023	Min 3287, p 3911 – To consider request to extend double yellow lines at Crowborough Road	BB	Application to extend the double yellow lines at Crowborough Road to be submitted via ESCC's parking review in April 2024. BB to also contact ESCC for their advice. Contact has been made with LDC's refuse team to see if they could drive an alternative route to access the houses at Brambletyne Avenue.	Jan 2024
03.07.2023	Min 3288, p 3912 – To discuss urban grass cutting options beyond 2024	BB	Consultation document has been drafted for residents to discuss way forward with grass cutting and will be taken to next meeting.	See new agenda item
04.09.2023	Min 3323, p 3951 – To consider commenting on the ESCC Bus Service Improvement Plan consultation	BB	Response agreed by Committee via email and then sent to ESCC.	See new agenda item
04.09.2023	Min 3324, p 3952 – To consider the first phase of ESCC Bus Stop Infrastructure Improvements (BSIP) on the number 14 route through Telscombe & Peacehaven	SN / BB	ESCC to be contacted to advise TTC agree to support all the proposed works, that we will actively follow the plan and to ask when future phases will be provisionally scheduled for. Resident to be thanked at the next residents meeting for their hard work in producing the report.	Oct 2023
04.09.2023	Min 3325, p 3952 – Urgent Matters – To consider commenting on NALC's consultation briefing	BB	Committee contacted with NALC's information but a meeting could not be arranged.	See new agenda item



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## 3333. Action List (Contd)

Meeting Date	Issue Detail	Action Owner	Update	Due Date
04.09.2023	Min 3325, p 3952 – Urgent Matters – RAAC query	BB	No concrete was used when the Civic Centre was built.	Completed

Min 3287 – Cllr Robinson advised that the current Service Manager for Lewes District Council’s refuse is leaving and provided the Amenities Officer with the new contact to take this item forward.

Cllr Gallagher asked the Amenities Officer to make contact with East Sussex County Council (ESCC), to check when the wildflower verge at Crowborough Road will be cut.

## 3334. TO CONSIDER CHANGING THE PLANNING & HIGHWAYS COMMITTEE MEETING SCHEDULED FOR MONDAY 19<sup>th</sup> FEBRUARY

It was proposed by Cllr Robinson, seconded by Cllr Clarkson and unanimously **RECOMMENDED** that the planned meeting for Monday 19<sup>th</sup> February 2024 is rescheduled to Wednesday 21<sup>st</sup> February 2024.

## 3335. NEIGHBOURHOOD PLAN UPDATE

There was no update.

## 3336. TO NOTE COMPLAINTS RELATING TO THIS COMMITTEE

The Committee **noted** the complaints. The Amenities Officer advised that a repair to the street light has been undertaken by East Sussex Highways under complaint number 144.

## 3337. TO NOTE THE INCOME & EXPENDITURE FIGURES TO 31<sup>st</sup> AUGUST 2023

The Committee **noted** the figures.

## 3338. PLANNING APPLICATION RESULTS COMPARISON REPORT

The Committee considered the Admin Assistant’s report comparing Telscombe Town Council’s comments on planning applications, alongside LDC’s decisions. It was proposed by Cllr Watts, seconded by Cllr McGuckian and unanimously **RECOMMENDED** that the analysis is provided again in 6 months’ time.

## 3339. TO RATIFY RESPONSE TO ESCC’S BUS SERVICE IMPROVEMENT (BSIP) CONSULTATION

As agreed at the last meeting, the Amenities Officer had emailed over her draft response for ESCC’s BSIP consultation to Committee members. 7 out of 9 Councillors agreed with the content and the remaining 2 did not respond. As this was a majority, the Amenities Officer completed ESCC’s online consultation. It was proposed by Cllr Clarkson, seconded by Cllr Robinson and unanimously **RECOMMENDED** to **RATIFY** the consultation responses.



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## 3340. TO RATIFY NON-RESPONSE TO NALC'S REQUEST TO PROVIDE OUR VIEWS PRIOR TO THEIR REPLY ON THE 'IMPLEMENTATION OF PLAN-MAKING REFORM' CONSULTATION

The National Association of Local Councils (NALC) asked if Telscombe Town Council would respond to a list of questions from the Department for Levelling Up, Housing and Communities consultation on 'Implementation of plan making reforms', to help secure our views before they reply. This was raised under 'urgent matters' at the previous Committee meeting and it was agreed that the Amenities Officer should email the Committee with all the information NALC had provided and the Committee's decision via email, alongside any comments, be passed to NALC before their deadline of 22<sup>nd</sup> September 2023. 5 Councillors replied with regards to responding to the consultation but a meeting could not be arranged within the short time frame. It was therefore agreed not to respond to NALC's request and it was proposed by Cllr Gallagher, seconded by Cllr Clarkson and unanimously **RECOMMENDED** to **RATIFY** the decision not to respond.

## 3341. TO CONSIDER THE DRAFT GRASS VERGE CUTTING CONSULTATION DOCUMENT

The Committee discussed the draft grass verge cutting consultation document. Cllr McGuckian suggested that the consultation is created using Microsoft Sway as the Town Council no longer have a Survey Monkey account. Cllr Clarkson asked if paper copies could also be available for those residents that are unable to respond online and that a QR code is created and added to all advertisements. He also suggested that another option is added to ask if residents would support all grass verges being wildflower and cutting only those verges required for safety reasons. Cllr Robinson requested that the consultation confirms that it is ESCC who approve any wildflower or meadow verges. Cllr Watts felt the comment 'I understand that additional cuts will result in an increase in Council tax' needed to be re-worded. Following consideration, it was proposed by Cllr McGuckian, seconded by Cllr Clarkson and unanimously **RECOMMENDED** that the consultation is amended to include confirmation that it is up to the County Council to approve wildflower and meadow verges; residents are asked if they would support most grass verges being wildflower; the comment on additional cuts is amended to read 'please be aware additional costs are unbudgeted and further cuts will result in an increase in Council tax'; that residents are consulted in March, April and May 2024; that a main article is added to the Town Crier nearer to the start of the consultation, with a subsequent article reminding residents of the deadline and that Cllr McGuckian meets with the Amenities Officer to show her the Microsoft Sway programme.

## 3342. TO NOTE A TEMPORARY ROAD CLOSURE IN CENTRAL AVENUE, TELSCOMBE CLIFFS

The Committee **noted** the temporary road closure in Central Avenue between 27<sup>th</sup> November and 8<sup>th</sup> December 2023.

## 3343. TO NOTE SOUTHERN WATER'S STATEMENT OF RESPONSE TO THE PUBLIC CONSULTATION ON THE DRAFT WATER RESOURCES MANAGEMENT PLAN

Southern Water issued a Statement of Response to the replies provided on their draft Water Resources Management Plan consultation. This was **noted** by the Committee.



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## 3344. TO CONSIDER AESTHETIC OPTIONS FOR PROPOSED BUS SHELTER ON SOUTH COAST ROAD NEAR TO LINCOLN AVENUE JUNCTION

The Committee discussed the aesthetic options for the proposed bus shelter on the South Coast Road, near to the Lincoln Avenue junction. ESCC asked if we would like the shelter fitted with either glass, polycarbonate or colour coded aluminium. It had previously been discussed that polycarbonate has a smaller carbon footprint, but Councillors considered this was off-set with replacement of panes due to the large amount of graffiti added to the shelters recently. It was noted that although glass can be broken, it is easier to recycle and replace. Councillors also discussed the option of LED lighting. The Amenities Officer had recommended in her report that it was not added due to maintenance costs. Cllr McGuckian felt the lighting could reduce or stop any anti-social behaviour and make the shelter users feel further protected at night. Following consideration, it was proposed by Cllr Clarkson, seconded by Cllr Robinson and unanimously **RECOMMENDED** that colour coded aluminium is installed at the bottom of the shelter and glass at the top, to progress with the proposed light and dark blue colour scheme and that LED lighting is not included at this stage, but may be something that could be considered for the future.

## 3345. 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 8.40pm.

Signed, Chairman .....

*Next meeting of the Committee – Monday 16<sup>th</sup> October 2023*