



TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the **Planning & Highways Committee** held in Room 1 at Telscombe Civic Centre on **Wednesday 12th March 2025** at 7.30 pm.

COMMITTEE MEMBERS PRESENT: Councillors C Gallagher *Chairman*, M Lawrie, L O'Connor *Mayor*, C Robinson, & N Watts *Vice Chairman*

Also Present: Stella Newman, Town Clerk & RFO (*minutes*)
Angela Greenfield, Admin & Finance Assistant
2 members of the public

The meeting was adjourned at 7.31pm to take questions from the public.

3657. PUBLIC QUESTION TIME

The Secretary of the Telscombe Residents Association (TRA) raised the following points:-

- i. Are Telscombe Town Council going to submit a response to the South Downs National Park Local Plan Review? – The Chairman advised that a response is being formulated by a small working group and will be submitted by the deadline of 17th March.
- ii. A Black CAT radar is available to monitor vehicle speeds and he was interested in this, but would need funding to purchase. - Cllr Robinson will forward him details of possible funding availability.
- iii. Parking at the junctions of Telscombe Cliffs Way and Ambleside Avenue is diabolical and causing problems for buses who are having to drive over grass verges and cannot pull in at bus stops. He has contacted Brighton and Hove Buses who have contacted ESCC who have not responded to them. He believes a site visit with ESCC is required. - Cllr Robinson to investigate.

The other member of the public did not have any questions.

The meeting was reconvened at 7.43pm and the TRA Secretary left the meeting.

3658. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Clarkson due to work commitments and Cllr Sharkey who was attending another meeting. These reasons for absence were accepted by the Committee.

3659. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

The tree work application, agenda item 6, is the Council's application for work at The Copse which is owned by them.

3660. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 19th FEBRUARY 2025

It was proposed by Cllr Watts, seconded by Cllr O'Connor and unanimously **RESOLVED** that the minutes of the meeting held on 19th February 2025 were a true record of the proceedings and were signed as correct by the Chair, Cllr Gallagher.



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3661. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

LW/25/0021 - 66, The Lookout, Peacehaven, East Sussex BN10 8AA

Case Officer: Christopher Wright

Use of land for small glamping site with 2 wooden cabins, 4 yurts, shepherd hut, 2 healing cabins and replacement stables. Application includes regularisation of existing trailer, toilets, decking, cabins and tiered seating area.

It was noted that this application had also been submitted to the South Downs National Park Authority who had already contacted us for comment, and the application had been considered at length at the last Committee meeting.

The same areas of concern were agreed being increased traffic using the bridleway to access the property and whether a traffic assessment had been carried out; light pollution; noise pollution; waste water drainage and a detrimental effect on local wildlife.

It was therefore proposed by Cllr Robinson, seconded by Cllr Lawrie and unanimously **RECOMMENDED to OBJECT** to the application for the following reasons:-

- i) The application contravenes the National Planning Policy Framework, the South Downs Local Plan and the Lewes Local Plan.
- ii) There is no sensitivity to the local landscape and road. This location is a delicate area that transitions into the National Park and therefore needs thoughtful consideration.
- iii) The lighting does not conform with the South Downs National Park's Dark Skies Technical Advice Note.
- iv) The proposal will reduce the visual amenity of the 'E-Piece' which is part of the Telscombe Tye.
- v) Use of the bridleway for commercial traffic.
- vi) No traffic assessment has been carried out.
- vii) Detrimental effect on local wildlife.

This Council believes that the application contravenes the public rights of way for a footpath and bridleway and does not give an automatic right of access to the property and we therefore cannot see how the application can be approved.

3662. TO CONSIDER THE FOLLOWING TREE WORK APPLICATION

Tw/25/0013/TPO -The Copse, Telscombe Cliffs Way, Telscombe Cliffs

Case Officer: Mark Pullen

G10 - Common Hawthorn - Crown lift to 3m

G11 - Sycamore - Cut back tree to fence line

G12 - Bird Cherry/Holm Oak/Hawthorn - Crown reduction to all trees 3m.

As this application had been submitted by the Council for works to be carried out at land that it owns, the Committee did not comment.

3663. TO NOTE THE FOLLOWING PLANNING APPLICATION DECISIONS

The following planning decision was noted:-



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3663. To note the following planning application decisions

LW/23/0372 - Land Adjacent Tye Chalet, Tye Close, Saltdean, East Sussex

Case Officer: James Smith

AMENDED PLANS - Erection of 3 storey dwelling

LewesDC **GRANTED** permission

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

3664. TO NOTE THE FOLLOWING PLANNING APPEAL DECISION MADE BY LDC

The following planning appeal decision was noted:-

APP/P1425/D/24/3353992 - 20 Ifield Close, Saltdean, BN2 8DL

Case Officer: James Emery

Section 73A Retrospective application for addition of front dormer

LewesDC **DISMISSED** the appeal

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

3665. TO NOTE THE ACTIONS CARRIED OUT OR REQUIRED FROM PREVIOUS MEETINGS AND AGREE ANY FURTHER MEASURES REQUIRED

Meeting Date	Issue Detail	Action Owner	Update	Due Date
6.11.24	Min 3592, p 4232 – Urgent Matters – damage to wildflower verge	BB	Damage to the wildflower verge on A259/Fairlight Ave from building material has been reported to ESCC. They have written to the residents and if not removed, will be completed by their contractors. <i>19.2.25 Still not rectified and officers were asked to chase this up. 26.2.25 Chased up & ESCC advised they will visit the resident.</i>	March 2025
27.11.24	Min 3597, p 4246 – To discuss speeding traffic in East Saltdean and consider preventative measures	BB	ESCC Traffic & Safety Manager advised ESCC are carrying out a new assessment approach to be completed in summer 2025. They will carry out the assessment & advise us of their findings. ESCC will also add temporary yellow & black road safety posters to these sites in their next order, raise concerns of speeding with Sussex Police & concerns of parking with their Parking Team.	Aug 2025



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3665. To note the actions carried out or required from previous meetings and agree any further measures required (Contd)

Meeting Date	Issue Detail	Action Owner	Update	Due Date
27.11.24	Min 3609, p 4251 – To consider final cost from East Sussex Highways to replace a damaged street light column in Telscombe Village	BB	Committee agreed to accept the new cost but to hold off signing the T's & C's until solicitor has provided us with their comments. Details were sent to solicitor by ESALC on 6.12.2024. <i>18.2.25 – SN chased SALC who said they had chased sols & were hoping to hear shortly.</i>	Feb 2025
29.1.25	Min 3641, p 4287 – To consider commenting on Lewes Local Plan; defining policies & early site allocation proposals	LOC/CG	Cllrs O'Connor & Gallagher to prepare a response & email to committee members for comments prior to submission. <i>19.2.25 Cllr O'Connor's response agreed & committee requested Town Clerk submit it to LDC.</i>	Complete
29.1.25	Min 3642, p 4288 – To consider commenting on SDNP Local Plan review	LOC/CG	Cllrs O'Connor & Gallagher to formulate a response.	March 2025
29.1.25	Min 3643, p 4288 – To consider commenting on ESCC's rights of way access plan	SN	Town Clerk has submitted a response as agreed at the last meeting.	Complete
29.1.25	Min 3644, p 4288 Urgent matters:- 72 Telscombe Cliffs Way - removal of hedge	LOC	Cllr O'Connor to check with LDC planning dept re removal of the hedge	March 2025
19.2.25	Min 3652, p 4302 - Complaints relating to this Committee		Cllr Robinson requested details about the dangerous drain cover in Central Ave and will follow this up.	April 2025
19.2.25	Min 3654, p 4302 - Consider commenting on W Saltdean Neighbour-hood Forum's Neighbour-hood Plan (Regulation 16 Consultation)	LOC/CG/ML	Cllrs O'Connor, Gallagher and Lawrie to prepare a response on behalf of the Council – closing date 10 th March.	March 2025
19.2.25	Min 3655, p 4302 - Consider commenting on the Lewes District Parking Review Informal Consultation and decide next steps to take re areas within Telscombe Cliffs and East Saltdean that have not been included		Agreed not to respond to review. Agreed to possibly re-submit areas for consideration re double yellow lines. Deadline for submissions for next review is February 2026.	Complete
19.2.25	Min 3656, p 4303 - Urgent Matters - vermin in garden	LOC	Cllr Gallagher to forward information to Cllr O'Connor to follow up.	Complete



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3665. To note the actions carried out or required from previous meetings and agree any further measures required (Contd)

Minute 3592, p 4232 - Urgent matters – damage to wildflower verge:- The Town Clerk was asked to follow this up and copy in Cllr Robinson to the email.

Min 3652, p 4302 – complaints:- Cllr Robinson had received notification that a repair to the dangerous drain cover had been done, but it has a ‘T’ on it so may only be temporary.

Min 3656, p 4303 – Urgent matters – vermin in garden:- Cllr O’Connor advised he had attended a meeting with concerned residents but will be passing it to Lewes District Council Officers as it is an environmental health issue and civil matter.

The remainder of the action list was **noted**.

3666. TO NOTE INCOME AND EXPENDITURE TO 28th FEBRUARY 2025

The Town Clerk’s report detailing any significant differences between budget and actual spend figures, along with the full income and expenditure list detailing the current budget lines for the Committee and actual expenditure to date and for Earmarked Reserves were noted, along with the Committee figures of expenditure of £15,365 and income of £8,652.

3667. BUSINESS PLAN UPDATE/REVIEW

Having considered the Business Plan, it was proposed by Cllr Robinson, seconded by Cllr Lawrie and unanimously **RECOMMENDED** to add an additional item regarding maintenance of bus shelters, with the exact wording to be drawn up by the Town Clerk and considered at the next meeting on 30th April when it will be an agenda item.

3668. NEIGHBOURHOOD PLAN UPDATE

The Steering Group Chair, Cllr Gallagher, advised that nothing had been heard from Lewes District Council as to the present position following submission of the Habitats Regulation Assessment Report. They will be chased for an update.

3669. TO NOTE PLANNING APPLICATION RESULTS COMPARISON REPORT

The detailed report provided by the Admin Assistant was considered and the comparisons with our decisions on planning applications, compared with the ultimate ones by LewesDC were noted with interest. Thanks were given to the Admin Assistant for its content.

3670. TO AGREE BUS SHELTER CLEANING FOR 2025/26

The Town Clerk advised that Twenty/20 Window Cleaning could continue to clean our bus shelters, but they were increasing the cost per shelter by £1 to £8.50, being a 13.5% increase. As such a high price rise had not been budgeted for, it was proposed by Cllr O’Connor, seconded by Cllr Watts and unanimously **RECOMMENDED** to agree the price increase to £8.50 per shelter for each of our 13 shelters, but to only have them cleaned once every other month commencing in April, at a total annual cost of £663.00.



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3671. TO CONSIDER COMMENTING ON THE EASTBOURNE TOURIST ACCOMMODATION RETENTION SUPPLEMENTARY PLANNING DOCUMENT

It was proposed by Cllr Robinson, seconded by Cllr Watts and unanimously **RECOMMENDED** not to respond to the consultation.

3672. TO CONSIDER COMMENTING ON THE EASTBOURNE HOUSES IN MULTIPLE OCCUPATION SUPPLEMENTARY PLANNING DOCUMENT

It was proposed by Cllr Watts, seconded by Cllr Robinson and unanimously **RECOMMENDED** not to respond to the consultation.

3673. 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 8.20 pm.

Signed, Chairman

Next meeting of the Committee – Wednesday 9th April 2025