



TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the **Planning & Highways Committee** held in Room 1 at Telscombe Civic Centre on **Wednesday 2nd July 2025** at 7.30 pm.

COMMITTEE MEMBERS PRESENT: Councillors C Gallagher *Chairman*, M Lawrie, L O'Connor, N Watts *Vice Chairman & Deputy Mayor* & T Williamson

Also Present: Angela Greenfield, Admin & Finance Assistant (*minutes*)
1 member of the public

7.30 pm – *The meeting was adjourned to take questions from the member of the public.*

3733. PUBLIC QUESTION TIME

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

1. Mr Horner wished to follow on from comments by other members of the public at our last meeting regarding the traffic on Telscombe Cliffs Way. He advised the parking in this road is getting worse with buses unable to get through. Also, he stated that Grassmere Avenue had been completely blocked and traffic came to a standstill. He felt that the East Sussex Parking Review is not sufficient to combat the problems and asked if the Committee could set up a focus group to discuss the situation.

Cllr Gallagher advised that this would be discussed with the Town Clerk on her return from holiday.

2. Could we please kindly bring agenda item 11 forward – To consider request from Telscombe Residents Association for a perch seat to be added to the bus shelter opposite Broomfield Avenue.

The Chair was in agreement to bring item 11 forward and it was proposed by Cllrs Watts, seconded by Cllr Lawrie and unanimously agreed.

3734. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Clarkson due to work commitments, Cllr Robinson who was away, and Cllr Sharkey for medical reasons. These reasons for absence were accepted by the Committee.

3735. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

None.

3736. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 11th JUNE 2025

It was proposed by Cllr Watts, seconded by Cllr Williamson and unanimously **RESOLVED** that the minutes of the meeting held on 11th June 2025 were a true record of the proceedings and were signed as correct by the Chair, Cllr Gallagher.



TELSCOMBE TOWN COUNCIL

3737. TO CONSIDER REQUEST FROM TELSCOMBE RESIDENTS' ASSOCIATION FOR A PERCH SEAT TO BE ADDED TO THE BUS SHELTER OPPOSITE BROOMFIELD AVENUE ON THE SOUTH COAST ROAD

After discussion it was proposed by Cllr Williamson, seconded by Cllr Lawrie and unanimously **RECOMMENDED** to purchase a 2m seat to be placed along the back of the shelter from G W Shelter Solutions at a cost of £618.00 which includes installation.

Councillors also requested that, in future, when we purchase new bus shelters, we obtain prices to include a perch bench to avoid having to retrofit after installation.

The member of the public left and the meeting resumed and 7.42pm.

3738. CONSIDER THE FOLLOWING PLANNING APPLICATIONS

LW/25/0233 – 102 Bevendean Avenue, Saltdean, East Sussex BN2 8PE

Case Officer: James Emery.

Single storey rear extension with flat roof & loft conversion with rear dormer

Following consideration of the application it was proposed by Cllr O'Connor, seconded by Cllr Williamson and unanimously **RECOMMENDED** to **SUPPORT** the application with the following recommendation:-

- i) Request that the Planning Officer considers any overlooking aspects to all the neighbouring properties, both sides and back, especially when standing on the raised decking.

LW/25/0304 – Land Adjacent Tye Chalet, Tye Close, Saltdean, East Sussex

Case Officer: James Emery

Variation of condition 1 (Plans) relating to approval LW/23/0372 – changed location of garage

Following consideration of the application it was proposed by Cllr Gallagher, seconded by Cllr Lawrie and unanimously **RECOMMENDED** to **OBJECT** for the following reasons:-

For the same reasons as we objected to the previous application, namely that this whole development causes concern regarding the narrow access road. We are concerned regarding the pitched roof of the garage which would have an impact on the street scene. We would prefer a flat roof to the garage to minimise that impact. We note that part of the land that this development will be built upon is Common Land and is subject to a decision by the Secretary of State.

3739. TO NOTE THE FOLLOWING PLANNING APPLICATION DECISION

The following planning decision was noted:-

LW/25/0186 – 12 Brambletyne Avenue, Saltdean, East Sussex BN2 8EJ

Case Officer: Ella Rigluth. Proposed rear and side veranda and fenestration alterations

LewesDC **GRANTED** permission

Telcombe's Planning & Highways Committee **SUPPORTED** the application.



TELSCOMBE TOWN COUNCIL

3740. 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
21.5.25	Min 3716, p 4362 – Consider whether to comment on the draft East Sussex Freight & Rail Strategies Public Consultation		Cllrs Gallagher, Williamson & O'Connor to be on working group (other Committee members invited to join, but no takers) to formulate & submit a response. Meeting to be arranged. <i>12.6.25 Meeting took place & response agreed.</i>	Complete – see new agenda item.
11.6.25	Min 3723, p 4372 – To consider request from TRA for TTC to support their letter/position regarding BSIP funding	SN	SN drafted letter based on LOC's suggestions at the meeting, sent draft to LOC & Committee Chair/Vice Chair for approval & submitted to Rupert Club (cc'd Cllr C Dowling).	Complete
11.6.25	Min 3728, p 4374 – Business Plan update/review	SN	Updated information re item 1, Neighbourhood Plan carried out – new version 2.2 dated 18.6.25.	Complete

The action list was **noted**.

3741. TO NOTE THE INCOME & EXPENDITURE TO 31st MAY 2025

The Committee **noted** the income & expenditure figures which included a comparison of budget and actual spend to date.

3742. TO CONSIDER RESPONSE TO EAST SUSSEX COUNTY COUNCIL REGARDING A CLAIMED PUBLIC RIGHT OF WAY: PUBLIC FOOTPATH FROM FINDON AVENUE TO NORTHWOOD AVENUE, SALTDEAN

It was proposed by Cllr Williamson, seconded by Cllr Lawrie and unanimously **RECOMMENDED** to respond to the consultation advising that we strongly support the application as this is a vital link for residents of East Saltdean and is in regular use.

Cllr O'Connor commented that East Sussex County Council have to maintain the hedges, but the hedge between Cissbury Crescent and Findon Avenue is greatly encroaching the twitten. He asked for an action point for him to take photographs of the hedge to raise with the office staff to take forward.

3743. TO NOTE CHANGES TO THE BUS SERVICES IN EAST SUSSEX THIS SUMMER

The changes were **noted**. Cllr Williamson suggested that as we do not have a supermarket in Telscombe/Peacehaven it would be better if there could be more 14B bus services to Brighton Marina to access Asda. Cllr Gallagher suggested speaking with Mr Alec Horner from the Telscombe Residents Association.



TELSCOMBE TOWN COUNCIL

3744. NEIGHBOURHOOD PLAN UPDATE

Cllr O'Connor advised that there are no updates at present but he will be speaking with the Head of Planning and Policy next Thursday, 10th July, and will report back.

Cllr Gallagher mentioned that Peacehaven Town Council has asked for the NDP boards to be displayed at their Summer Fayre on 12th July and asked for support with this. Cllrs O'Connor and Williamson agreed to attend.

3745. TO NOTE COMPLAINTS RELATING TO THIS COMMITTEE

The Committee noted the complaints listed on the spreadsheet.

3746. TO NOTE SOUTHERN WATER'S STATEMENT OF RESPONSE ON THEIR DRAFT WATER RESOURCES MANAGEMENT PLAN

The Committee noted the statement of response.

3747. TO NOTE COMMENTS FROM THE WORKING GROUP ON THE DRAFT EAST SUSSEX FREIGHT & RAIL STRATEGIES PUBLIC CONSULTATION

The Committee noted the comments compiled by the working group.

3748. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

Cllr O'Connor highlighted that James McCleary MP had raised concerns about how unsafe the A259 is during Parliamentary Question Time after the serious accident involving a child on Lewes Road in Newhaven. This also included the A259 in Seaford, Newhaven and surrounding coastal areas. He advised the House that the funding for the road improvements remains blocked. The Prime Minister advised that he is aware of this road due to the fact that it is also part of Chris Ward MP's constituency, Brighton Kemptown and Peacehaven, and he will be looking at the funding.

Cllr O'Connor advised that Peacehaven Town Council reported an audit of some of the crossings in their area to their Planning & Highways Committee and suggested that it would be a good idea if we do something similar at Telscombe Council. He suggested we look at where crossings currently are and where we would like them to be. He advised that he was aware that there is no money available but if we have something ready, when the money becomes available and we have written to East Sussex County Council, it might help. Cllr Gallagher explained that any money Peacehaven Town Council are holding on historic S106 can only be used for the A259. Cllr O'Connor asked that a report about potential crossings and islands to improve road safety and accessibility in East Saltdean & Telscombe Cliffs be taken to a future Planning & Highways Committee meeting.

Cllr Watts thanked Andy Strickland of Lewes District Councils' Neighbourhood First Team. Cllr Watts recently found a bench that had been damaged which he reported on the Lewes District Council app and it was sorted within 2 days.



TELSCOMBE TOWN COUNCIL

3748. Urgent matters at the discretion of the chairman for noting or adding on a future agenda (Contd)

Cllr O'Connor stated that Lewes District Council are running a project looking at the coastal path and improving its use from the undercliff path at East Saltdean to East Peacehaven, including making the benches more distinctive so that they are identifiable as a meeting place.

Cllr Williamson asked if there were any updates regarding the Fairlight Avenue toilet block. Cllr O'Connor advised that Lewes District Council (LDC) are investing money to refurbish the building and creating another community building space outside with decking. LDC had advertised an Expression of Interest (EOI) and they are going through the selection process at the moment. It was noted that once this area is in use, it will create more pedestrian activity.

Cllr Watts thanked the Admin & Finance Assistant for attending the meeting.

There being no further business the meeting closed at 8.41 pm.

Signed
Chairman

Next meeting of the Committee – Wednesday 23rd July 2025