



# TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the **Planning & Highways Committee** held in Room 1 at Telscombe Civic Centre on **Wednesday 7<sup>th</sup> January 2026** at 7.30 pm.

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

**Also Present:** Bianca Buss, Amenities Officer (*minutes*)  
1 member of the public

*The meeting was adjourned at 7.32pm to take questions from the member of the public present.*

## **3865. PUBLIC QUESTION TIME**

Mr Tann, who was happy for his name to be recorded in the minutes, was present to discuss the Town Council's submission to extend the double yellow lines at Telscombe Cliffs Way to East Sussex County Council (ESCC). He noted that at the Committee meeting held on 15<sup>th</sup> October 2025, it was agreed to extend the double yellow lines on the west side of the road from outside number 54b down to outside number 50 Telscombe Cliffs Way. However, the current double yellow lines stop at 58 Telscombe Cliffs Way, so if successful, would leave a gap without double yellow lines between 58 and 54b Telscombe Cliffs Way. He asked if the Town Council could therefore apply for continuous double yellow lines to be added from outside 58 Telscombe Cliffs Way, ending outside 50 Telscombe Cliffs Way.

*7.37pm Cllr Lawrie joined the meeting.*

Mr Tann advised he is planning on laying a new driveway but is concerned that if the double yellow lines are not added to this section of road, buses will continue to drive over his driveway and grass verge, to avoid vehicles when turning into St Peter's Avenue.

Cllr O'Connor asked that the Amenities Officer submits a new request to ESCC for double yellow lines to be extended from outside 58 Telscombe Cliffs Way to outside 50 Telscombe Cliffs Way and this was **agreed** by the Committee.

*The meeting was resumed at 7.51pm and the member of the public left the meeting.*

## **3866. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr Clarkson due to work commitments, but these were not received prior to the meeting due to network outage in the local area. Cllr Sharkey has been granted leave of absence until May 2026. Cllr Ndeloa was not present and had not provided apologies.

## **3867. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA**

Cllr Gallagher declared an interest in planning application LW/25/0725 11 Nutley Avenue, as she is a friend of the agent who has drawn up the plans.

## **3868. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 17<sup>th</sup> DECEMBER 2025**

It was proposed by Cllr Watts, seconded by Cllr Lawrie and unanimously **RESOLVED** that the minutes of the meeting held on 17<sup>th</sup> December 2025 were a true record of the proceedings and were signed as correct by the Chair, Cllr Gallagher.



# TELSCOMBE TOWN COUNCIL

## 3869. 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 – (Amended Plans)

The Committee considered the amended plans. It was proposed by Cllr Williamson, seconded by Cllr Watts and unanimously **RECOMMENDED** to **OBJECT** to the application for the same reasons as stated in February in response to the application sent from the South Downs National Park Authority, namely:

- 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 is not in conjunction 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.

The 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 cannot see how the application can be approved.

### **LW/25/0681 – 19 Central Avenue, Telscombe Cliffs, East Sussex BN10 7LY**

*Case Officer: Danielle Durham*

Demolition and replacement of existing single storey rear extension

The Committee considered the application. It was proposed by Cllr Robinson, seconded by Cllr Lawrie and unanimously **RECOMMENDED** to **SUPPORT** the application.

### **LW/25/0688 – 107 Bevendean Avenue, Saltdean, East Sussex BN2 8PE**

*Case Officer: Danielle Durham*

Single storey rear extension

The Committee considered the application. It was proposed by Cllr O'Connor, seconded by Cllr Gallagher and unanimously **RECOMMENDED** to neither support or object to the application, but raise concerns that the extension is too large, 2 fruit trees are being removed and there is no biodiversity net gain.

### **LW/25/0704 – 77 Central Avenue, Telscombe Cliffs, East Sussex BN10 7NB**

*Case Officer: James Emery*

Demolition of existing rear conservatory and replacement with single storey rear extension, demolition of existing side extension and replacement with single storey side extension

The Committee considered the application. It was proposed by Cllr Robinson, seconded by Cllr O'Connor and unanimously **RECOMMENDED** to **SUPPORT** the application.



# TELSCOMBE TOWN COUNCIL

## **3869. To consider the following planning applications (Contd)**

**LW/25/0725 – 11 Nutley Avenue, Saltdean, East Sussex BN2 8ED**

*Case Officer: James Emery*

Single storey garage extension

The Committee considered the application. It was proposed by Cllr Watts, seconded by Cllr Lawrie and **RECOMMENDED** to **SUPPORT** the application. Cllr Gallagher did not vote due to her declaring an interest in this planning application.

## **3870. TO NOTE THE FOLLOWING PLANNING APPLICATION DECISIONS**

The following planning decisions were noted:-

**LW/25/0571 – 46 Cissbury Crescent, Saltdean, East Sussex BN2 8RJ**

*Case Officer: James Emery*

Replacement of existing conservatory with single storey rear extension, loft conversion at the rear including replacement of existing hip roof with barn gable ends, porch replacement, new render at all elevations and alterations to fenestration

**Lewes District Council GRANTED permission**

Telscombe Town Council **SUPPORTED** the application

**LW/25/0591 – 20 Ifield Close, Saltdean, East Sussex BN2 8DL**

*Case Officer: James Emery*

Section 73A Retrospective application for addition of 2no. front dormers

**Lewes District Council GRANTED permission**

Telscombe Town Council **NOTED** the application

## **3871. TO NOTE ACTIONS CARRIED OUT OR REQUIRED FROM PREVIOUS MEETINGS AND AGREE ANY FURTHER MEASURES REQUIRED**

| Meeting Date | Issue Detail   | Action Owner | Update   | Due Date            |
|--------------|--|--------------|--|---------------------|
| 26.11.25     | Min 3847, p 4476 – To consider draft letter to Tesco Express regarding anti-social parking                               | BB           | Letter regarding anti-social parking has been sent to Tesco Express and a copy provided to their CEO and our MP.   | Complete            |
| 17.12.25     | Min 3858, p 4493 – Neighbourhood Plan update & agree any action required   | SN           | Updates to the plan are being carried out by the Planning Consultant & media expert, as required in the examiner's report.   | Jan 2026            |
| 17.12.25     | Min 3860, p 4493 – To note the minutes of the joint meeting held with Peacehaven Town Council regarding highway concerns | BB           | Agenda items will be added to all future Committee mtgs, asking Cllrs to note PTC's P&H mtg paperwork. PTC have been informed & we will contact them in June to see if both Councils wish to hold another joint meeting to discuss highway concerns. | See new agenda item |



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## **3871. To note actions carried out or required from previous meetings and agree any further measures required (Contd)**

| Meeting Date | Issue Detail  | Action Owner | Update   | Due Date |
|--------------|---|--------------|--|----------|
| 17.12.25     | Min 3862, p 4493-4 – To consider new street lighting Memorandum of Agreement from East Sussex County Council and whether to agree to the terms or take any alternative action | SN           | MOA to be signed.  | Jan 2026 |
| 17.12.25     | Min 3863, p 4494-5 – To consider change of energy supplier for street lighting  | SN / BB      | Exit terms from EDF, ESCC rates, and part night street lighting to be investigated and taken back to a future meeting. | Jan 2026 |

Minute 3847 anti-social parking at Tesco Express – Cllr Williamson reported that he had witnessed a near miss between a vehicle and pedestrian due to poor parking in this location. Cllr Watts asked if Tesco had responded to the letter and the Amenities Officer advised that they had not, but that the MP’s Office had acknowledged our letter and asked to be notified of any updates.

The rest of the action points were **noted**.

## **3872. NEIGHBOURHOOD PLAN UPDATE & AGREE ANY ACTION REQUIRED**

Lewes District Council (LDC) had received the appointed examiners final report, detailing some minor modifications required. Cllr Gallagher, as Chair of the Neighbourhood Plan, advised that the planning consultant and media professional have made the required amendments over the Christmas period by the due date of 5<sup>th</sup> January. The amended plan was sent to Peacehaven Town Council’s (PTC) Town Clerk to forward to LDC, but there was a slight delay and it is due to be sent out this afternoon. Cllr Gallagher advised the fee for both professionals will be approximately £2,000, of which Telscombe Town Council will be paying one third. She lastly asked Cllr O’Connor to contact LDC’s Planning Policy Lead for an approximate timetable going forward.

## **3873. TO NOTE REVIEW/UPDATE THE BUSINESS PLAN**

The Committee **noted** the Business Plan, with no amendments to be made.

## **3874 TO NOTE PEACEHAVEN TOWN COUNCIL’S PLANNING & HIGHWAYS COMMITTEE MEETING PAPERWORK AND MINUTES**

PTC’s Planning & Highways Committee meeting paperwork and minutes were **noted**. Cllr Lawrie noticed that at PTC’s meeting on 9<sup>th</sup> December, there was an agenda item to note the report on the joint meeting with Telscombe Town Council. However, there was no report included within the agenda paperwork, just the minutes from the meeting. She asked if PTC would be taking anything forward and what their report included. Cllr Gallagher advised she would progress this with PTC’s Meetings & Projects Officer for clarification.



# TELSCOMBE TOWN COUNCIL

## **3875. TO CONSIDER WHETHER TO RESPOND TO LEWES DISTRICT COUNCIL'S CONSULTATION ON "A SPATIAL STRATEGY FOR DEVELOPMENT AND SITE ALLOCATIONS – LEWES LOCAL PLAN"**

The Committee discussed the invitation from Lewes District Council to participate in their consultation, which incorporates Site Allocations. Cllr Gallagher noted that the Plan mentions strategic green gap allocations to maintain town identities, with our nearest being land south side of the A259 road, between Peacehaven and Newhaven. She raised concerns that the north side of the A259 has not been designated, nor the land by the Valley. Cllr O'Connor agreed and advised that the Town Council should be looking at this on behalf of our residents, especially as the green spaces information has been removed from our Neighbourhood Plan. Taking this into account, it was proposed by Cllr O'Connor, seconded by Cllr Williamson and unanimously **RECOMMENDED** that Cllr O'Connor formulates a report for the next Planning & Highways meeting for the Committee to consider how they would like to respond to the consultation. The Committee thanked Cllr O'Connor for offering to undertake this piece of work.

## **3876. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA**

Cllr Gallagher informed the Committee that a parked trailer is causing an obstruction at Cissbury Crescent, and she has reported it to the Police. Cllr Lawrie agreed, stating it is difficult for vehicles to pull in and out when there is traffic coming the other way, and that it is at a level where car headlights cannot clearly see the trailer. Cllr O'Connor confirmed he is attending a meeting with Road Safety tomorrow and will raise this with them then.

There being no further business the meeting closed at 8.52pm.

Signed .....  
Chairman

*Next meeting of the Committee – Wednesday 28<sup>th</sup> January 2026*