



# TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the **Planning & Highways Committee** held in Room 1 at Telscombe Civic Centre on **Wednesday 18<sup>th</sup> February 2026** at 7.30 pm.

**COMMITTEE MEMBERS PRESENT:** C Gallagher *Chair*, M Lawrie, L O'Connor, C Robinson, N Watts & 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.*

## **3893. PUBLIC QUESTION TIME**

The Secretary of the Telscombe Residents Association (TRA), who was happy to have his title recorded on the minutes, was present to ask if the Town Council were aware of a suspected planning breach in Telscombe Cliffs Way. The Committee advised that they were not aware of any breach.

The TRA Secretary also advised that East Sussex County Council (ESCC) had managed to obtain funding for better night bus service in the local area. This would mean that from April 2026 there would be an hourly bus service for both the 12 and 14 bus routes, 24 hours a day, 7 days a week. Cllr Robinson advised this money has been provided from a government grant. The TRA Secretary reported that he is in contact with Brighton & Hove buses to ask that all 14 bus routes go via the Royal Sussex Hospital in Brighton, to serve both employees and patients.

Lastly, the Secretary of the TRA advised that the TRA are very much in favour with the modification to the East Sussex Public Footpath Definitive Map for Public Footpaths, as stated in agenda item number 13.

*The meeting resumed at 7.40pm and the member of the public left.*

*Cllr Williamson joined the meeting at 7.42pm.*

## **3894. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies were received from Cllr Clarkson, who was away and Cllr Ndeloa, who was working. Cllr Sharkey has been granted leave of absence until May 2026.

## **3895. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA**

There were no declarations of interest.

## **3896. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 28<sup>th</sup> JANUARY 2026**

Cllr Williamson reported that his name was spelt incorrectly on page 4512 of the previous minutes, which was altered and initialled by the Chair. Following this amendment, it was proposed by Cllr Williamson, seconded by Cllr Robinson and unanimously **RESOLVED** that the minutes of the meeting held on 28<sup>th</sup> January 2026 were a true record of the proceedings and were signed as correct by the Chair, Cllr Gallagher.



# TELSCOMBE TOWN COUNCIL

## **3897. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

**LW/25/0645 – 3 Cowden Road, Saltdean, East Sussex BN2 8DD**

*Case Officer: Danielle Durham*

Part retrospective single storey front extension

The Committee considered the application, and it was proposed by Cllr Robinson, seconded by Cllr Williamson and unanimously **RECOMMENDED** to **OBJECT** to the application as the plans were unclear and there was insufficient information to consider.

**LW/26/0006 - 81 Lincoln Avenue, Peacehaven, East Sussex BN10 7JU**

*Case Officer: Danielle Durham*

Erection of 1no. semi-detached, two-storey dwelling, replacement of existing conservatory with patio/lawn, addition of 1no. car parking space, cycle storage and associated landscaping

The Committee considered the application. It was proposed by Cllr Williamson, seconded by Cllr Robinson and **RECOMMENDED** to **OBJECT** the application for the following reasons:

- i) Overshadowing
- ii) Overdevelopment
- iii) Loss of light
- iv) No biodiversity net gain
- v) The application is against Policies PT1, PT6, PT17 and PT18 in the Peacehaven and Telscombe Neighbourhood Plan
- vi) The application is against Policies DM1, DM20, DM22, DM23, DM25, DM26 and DM27 of the Lewes Local Plan

## **3898. TO NOTE THE FOLLOWING PLANNING APPLICATION DECISION**

The following planning decision was noted:-

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

*Case Officer: James Emery*

Single storey garage extension

**Lewes District Council GRANTED permission**

Telscombe Town Council **SUPPORTED** the application

## **3899. TO NOTE ACTIONS CARRIED OUT OR REQUIRED FROM PREVIOUS MEETINGS AND AGREE ANY FURTHER MEASURES REQUIRED**

The following action points were **noted**.

Meeting Date	Issue Detail	Action Owner	Update	Due Date
17.12.25	Min 3863, p 4494-5 – To consider change of energy supplier for street lighting	SN / BB	Exit terms from EDF, ESCC supplier rates, and part night street lighting to be investigated and taken back to a future meeting. <i>To be actioned once Memorandum of Agreement has been agreed and signed.</i>	Mar 2026

# TELSCOMBE TOWN COUNCIL



## **3899. 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
07.01.25	Min 3874, p 4499 – To note Peacehaven Town Council’s Planning & Highways paperwork and minutes	CG	CG contacted PTC’s Meeting & Projects Officer, asking for clarification on their minutes, but did not hear back.	Completed
28.01.26	Min 3881, p 4512 – To consider response to Lewes District Council’s consultation on the Lewes Local Plan, Regulation 18, Phase 2	CG, LOC & TW	Working group consisting of Cllrs CG, LOC and TW to draft a response to the consultation.	See new agenda item
28.01.26	Min 3890, p 4516 – To consider approval of updated street lighting Memorandum of Agreement	SN / BB	Further details requested before a decision to be made.	See new agenda item

## **3900. NEIGHBOURHOOD PLAN UPDATE**

The Committee discussed the report from the Town Clerk and **noted** the current position. Cllr Gallagher thanked the Town Clerk for all her detailed reports and involvement with the Neighbourhood Plan. Cllr Gallagher also advised that the decision statement from Lewes District Council (LDC) had been received, which was very detailed and had some crucial and interesting information included.

The Committee suggested that a Neighbourhood Plan steering group meeting would need to be arranged to consider how to promote the Plan prior to the referendum on 7<sup>th</sup> May 2026. Cllr Gallagher advised that the Town Clerk for Peacehaven Town Council (PTC) is currently not at work but had reported he would be available on his laptop. It was suggested a leaflet is put together to explain the Neighbourhood Plan, including a list of facts, how a Neighbourhood Plan will provide residents with greater control over what planning will take place in our area and asking people to vote. Cllr O’Connor recommended this is actioned prior to Purdah starting on 25<sup>th</sup> March 2026 and that information is provided on both Town Council’s websites to help provide information to residents. Cllr Robinson also suggested information is added on social media and to our noticeboards, to ensure many residents have access to the information before voting.

## **3901. BUSINESS PLAN UPDATE**

The Committee considered the Business Plan. It was proposed by Cllr Robinson, seconded by Cllr Watts and unanimously **RECOMMENDED** that project number 1, Develop a Neighbourhood Plan with PTC, is updated with recent information including that a small number of minor amendments had been recommended by the appointed examiner, that these minor amendments were accepted at the recent Extra-Ordinary Council meeting and that LDC signed the decision notice to have this taken forward for referendum on 7<sup>th</sup> May 2026.

## **3902. TO NOTE PEACEHAVEN TOWN COUNCIL’S PLANNING & HIGHWAYS COMMITTEE MEETING PAPERWORK AND MINUTES**

PTC’s Planning & Highways Committee meeting paperwork and minutes were **noted**.



# TELSCOMBE TOWN COUNCIL

## **3903. TO NOTE UPDATE TO STREET LIGHTING MEMORANDUM OF AGREEMENT FROM EAST SUSSEX COUNTY COUNCIL AND DECIDE WHETHER TO AGREE TO THE TERMS AND ASSET LIST**

The Committee considered the Town Clerk's report. Cllr Gallagher advised she had re-read the Memorandum of Agreement (MOA) from ESCC and felt her earlier concerns were inaccurate. It was therefore proposed by Cllr Gallagher, seconded by Cllr Robinson and unanimously **RECOMMENDED** to agree with the asset list and revisions to the MOA, and authority be given to the Town Clerk to sign this on behalf of the Town Council.

## **3904. TO NOTE UPDATE ON THE WORKING GROUP'S PROGRESS WITH A RESPONSE ON LEWES DISTRICT COUNCIL'S CONSULTATION ON A SPATIAL STRATEGY & SITE ALLOCATIONS – LEWES LOCAL PLAN AND AGREE HOW TO PROGRESS**

The Committee discussed the update from the working group. Cllrs O'Connor, Gallagher and Williamson had met on 16<sup>th</sup> February and drafted a consultation response. This was emailed over to the Committee on 17<sup>th</sup> February, alongside suggested areas for designation as Local Green Spaces. These areas included Chatsworth Park, the Copse, Robert Kingan Playground and Telscombe playing fields, as specified in the Neighbourhood Plan, as well as the greens at Northwood and Findon Avenues, the wildlife verge behind Homeridge House and the verge which houses the Saltdean peace stone. The Committee discussed the comments provided by the working group which highlighted that although we support LDC, we have some concerns regarding transport and the Valley Road development.

It was proposed by Cllr Robinson, seconded by Cllr Watts and unanimously **RECOMMENDED** that the Amenities Officer submits the Committee's response to the consultation, alongside the local green space submission forms for Chatsworth Park, the Copse and Telscombe playing fields in Telscombe Cliffs, and the greens at Northwood and Findon Avenue, Robert Kingan Playground, and the grass verge which houses the Saltdean peace stone and the wildlife verge behind Homeridge House in East Saltdean. The Committee thanked the working group for all their work.

## **3905. NOTIFICATION OF A DEFINITIVE MAP MODIFICATION ORDER FROM THE PLANNING INSPECTORATE ON PROPOSED PUBLIC FOOTPATHS IN TESLCOMBE CLIFFS RUNNING FROM AMBLESIDE AVENUE TO CENTRAL AVENUE, TELSCOMBE CLIFFS WAY, FAIRLIGHT AVENUE, CLIFF GARDENS AND ENDING AT GRASSMERE AVENUE AND TO DECIDE IF WE WANT TO COMMENT**

The Committee **noted** the update from the Planning Inspectorate advising that they had proposed a modification to the East Sussex Public Footpath Definitive Map for Public Footpaths, to include the two additional routes listed as footpaths named Telscombe 21 commencing at Fairlight Avenue and terminating at Cliff Gardens and Telscombe 22 commencing at Cliff Gardens and terminating at Grassmere Avenue.

## **3906. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA**

Cllr O'Connor reported that a resident had contacted him to advise the owner of a nearby property was cutting down trees on their property and he felt that they were going to build in their back garden which will require access to the road outside his property. The resident felt that they had rights to the land and had asked if this could be investigated. Cllr O'Connor reported that he advised the resident this is a civil matter and would need to be progressed through a Solicitor.



# TELSCOMBE TOWN COUNCIL

There being no further business the meeting closed at 8.50pm.

Signed .....  
Chairman

*Next meeting of the Committee – Wednesday 11<sup>th</sup> March 2026*