



TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the **Planning & Highways Committee** held in Room 1 at Telscombe Civic Centre on **Wednesday 1st April 2026** at 7.30 pm.

COMMITTEE MEMBERS PRESENT: Cllrs C Gallagher *Chair*, L O'Connor, 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 7.30pm to take questions from the member of the public present.

3923. PUBLIC QUESTION TIME

A member of the public was present to raise concerns regarding a pizza van operating a business from Central Avenue, Telscombe Cliffs and provided photos for the Committee to note. The resident advised that the business is open from lunchtime until 11pm, and cables are running from the van to a property to obtain power. Smoke is constantly coming into her house, and she has diarised this over the last two weeks, before reporting to Lewes District Council (LDC). Advertising flags have been added to grass verges which interfere with vision for vehicles driving in this area, which is especially concerning due to it being next to Telscombe Cliffs Academy. The resident advised she has reported this issue to East Sussex Highways for further investigation.

Cllr O'Connor advised that he has been in discussion with LDC regarding this business and raised four issues with them: 1) smoke from the van, 2) if the business has a street trading licencing, 3) has planning consent been granted and 4) if the running cables are safe, with the relevant checks/authorisation undertaken. LDC have informed him that the business does not require a street licence in this location and he will chase the other queries previously raised. It was noted that some food preparation was being undertaken in a property next to the van and the Committee questioned if a hygiene inspection had been carried out at the property.

The resident also reported that vehicle parking in Central Avenue around school run times has increased and is hazardous. Vehicles are parking on grass verges and in front of driveways. This is not helped with the pizza van running their business in the same location. The Committee therefore **agreed** for the two complaints regarding the business and parking around the school to be added to the Town Council's list of complaints, that the Amenities Officer contacts the Parking Shop to ask that Enforcement Officers visit Central Avenue and that Cllr O'Connor continues liaising with LDC regarding the issues with the pizza van, as highlighted above.

The meeting resumed at 7.50pm and the member of the public left the meeting.

3924. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Clarkson who was working away, Cllr Lawrie who had family commitments and Cllr Robinson who had a prior engagement. These reasons were accepted by the Committee. Cllr Sharkey has been granted leave of absence until May 2026. Cllr Ndeloa was not present and had not provided apologies. Cllr Gallagher was present but was not feeling well, and it was therefore unanimously **agreed** for Cllr Watts to Chair the meeting.

3925. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

None.



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3926. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 11th MARCH 2026

It was proposed by Cllr Williamson, seconded by Cllr O'Connor and unanimously **RESOLVED** that the minutes of the meeting held on 11th March 2026 were a true record of the proceedings and were signed as correct by the Vice Chair, Cllr Watts.

3927. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS FROM LEWESDC

LW/26/0092 – 20 Bannings Vale, Saltdean, East Sussex

Case Officer: Danielle Durham

Demolition and reconstruction of double detached garage onto new foundations

It was proposed by Cllr Williamson, seconded by Cllr O'Connor and unanimously **RECOMMENDED** to **SUPPORT** the application.

LW/26/0099 – 39 Oaklands Avenue, Saltdean, East Sussex BN2 8PB

Case Officer: James Emery

Demolition of existing side and rear extensions and addition of side/rear wrap-around extension; extension to front of existing garage and extension of existing roof ridge over; loft conversion including 3no. front dormers and 1no. rear dormer to create first floor living space; 1.8m height boundary fence to South and West boundary with brick piers and timber infill panels and associated landscaping to create 2no. parking spaces; addition of front porch.

It was proposed by Cllr Gallagher, seconded by Cllr Williamson and unanimously **RECOMMENDED** to **SUPPORT** the application.

LW/26/0111 – 112 Wicklands Avenue, Saltdean, East Sussex BN2 8EP

Case Officer: Mr James Emery

Single storey side extension, single storey front infill extension, roof extension with addition of 4no. front dormers and 1no. rear dormer, removal of rear garden room and extension to rear decking with addition of steps and glass balustrade

It was noted that the Committee had been informed the previous day that the description and design of this proposal had been altered from 4no. to 3no. front dormers and an addition of 1no. front rooflight. Taking the new drawings into consideration, it was proposed by Cllr O'Connor, seconded by Cllr Williamson and unanimously **RECOMMENDED** to **SUPPORT** the application, on the basis that measures are undertaken to ensure that neighbouring properties are not overlooked from the rear decking.

3928. TO CONSIDER THE FOLLOWING PLANNING APPLICATION FROM EAST SUSSEX COUNTY COUNCIL

ESCC/2026/001/CB – 66 The Lookout, Peacehaven, East Sussex BN10 8AA

Case Officer: Kiran Sajjan

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. (Cross-boundary application with the South Downs National Park)

The Committee considered the application, and it was proposed by Cllr Williams, seconded by Cllr Gallagher and unanimously **RECOMMENDED** to **OBJECT** to the application for the same reasons as previously stated to LDC and South Downs National Park Authority, namely:



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3928. To consider the following planning application from East Sussex County Council (Contd)

ESCC/2026/001/CB – 66 The Lookout, Peacehaven, East Sussex BN10 8AA

Case Officer: Kiran Sajjan

- i) The application contravenes the National 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.

3929. TO NOTE THE PLANNING DECISIONS MADE BY LEWES DISTRICT COUNCIL

The following planning decisions were noted:-

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

Case Officer: Danielle Durham

Part retrospective single storey front extension

Lewes District Council REFUSED permission

Telscombe Town Council OBJECTED to the application

LW/26/0040 – 73 Oaklands Avenue, Saltdean, East Sussex BN2 8PB

Case Officer: Danielle Durham

Conversion of the existing garage and alteration to the roof height

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

3930. 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 now that the Memorandum of Agreement has been agreed and signed.</i>	Apr 2026

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3930. 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
18.02.26	Min 3901, p 4532 – Business Plan update	SN	Project no 1, Neighbourhood Plan, has been updated with recent information.	See new agenda item
11.03.26	Min 3907, p 4544 – Public Question Time – B&H buses CIL bid	BB	Letter has been sent to LDC, advising we support B&H buses CIL bid application.	Completed
11.03.26	Min 3919, p 4549 – To note the Planning Inspectorate’s notice of approval to modify the definitive map modification order on proposed public footpaths in Telscombe Cliffs running from Ambleside Avenue to Central Avenue, Telscombe Cliffs Way, Fairlight Avenue, Cliff Gardens and ending at Grassmere Avenue	BB	We have informed the Planning Inspectorate that we have an interest in the Order, so that we may be contacted in the future with any updates.	Completed
11.03.26	Min 3922, p 4549 – Urgent Matters – road conditions at Ambleside Avenue	CR	Cllr Robinson, as our County Councillor, has reported to ESH the potholes on Ambleside Ave. The Highway Steward has inspected the area and raised works for multiple pothole repairs along the road. This should be completed within 28 days.	Completed
11.03.26	Min 3922, p 4549 – Urgent Matters – One Network website	BB	BB has provided Cllr O’Connor with a link to the One Network website.	Completed

3931. NEIGHBOURHOOD PLAN UPDATE

The Committee **noted** the current position of the Neighbourhood Plan. Cllr Gallagher provided a timeline of the most recent progression; on 17th March 2026 Peacehaven Town Council’s Planning Committee were updated on the Plan including master planning and cycle routes; on 19th March 2026 LDC confirmed that a draft leaflet on the Neighbourhood Plan could not be advertised due to rules during Purdah; a member of the public asked LDC cabinet three questions on the Neighbourhood Plan and it is understood a response was later provided; on 24th March 2026 a steering group meeting was held and the Town Clerk had previously sent a letter to all Town Councillors regarding restrictions during Purdah before County Council elections and the Referendum take place.

Cllr Watts advised that when sharing information regarding the Neighbourhood Plan on social media, the Town Council were not including the link to LDC’s website. He asked if future posts could include this link. He also thanked Cllr Gallagher and Cllr O’Connor for their continued work on the Plan.



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3932. BUSINESS PLAN UPDATE

The Committee **noted** the Business Plan.

3933. TO NOTE PEACEHAVEN TOWN COUNCIL'S PLANNING & HIGHWAYS COMMITTEE MEETING PAPERWORK AND MINUTES

The Committee **noted** the most recent paperwork for Peacehaven Town Council's meeting.

3934. TO NOTE ESCC'S NEWLY DEVELOPED TOWN AND PARISH COUNCIL ROAD SAFETY TOOLKIT

The Committee **noted** East Sussex County Council's Road Safety Parish Council Toolkit and their pragmatic approach in view of the lack of funding. It was proposed by Cllr O'Connor, seconded by Cllr Gallagher and unanimously **RECOMMENDED** that the toolkit is emailed out to all Town Councillors, to assist with any discussions with residents.

3935. TO NOTE CHANGES TO BUS SERVICES IN LEWES DISTRICT

The Committee **noted** the changes to bus services in Lewes District.

3936. 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 8.39pm.

Signed
Chairman

Next meeting of the Committee – Wednesday 22nd April 2026