



TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the **Planning & Highways Committee** held in Room 1 at Telscombe Civic Centre on **Wednesday 11th March 2026** at 7.30 pm.

COMMITTEE MEMBERS PRESENT: Cllrs C Clarkson, 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*)
4 members of the public

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

3907. 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 inform the Committee that Brighton & Hove (B&H) buses are submitting a Community Infrastructure Levy (CIL) bid of £900,000 to Lewes District Council (LDC) for 3 additional buses. Two buses would be used for the 12x bus route, and the third bus would be used for the 23 bus route. He would like this Committee to support B&H buses CIL bid and it was proposed by Cllr Williamson, seconded by Cllr Watts and **agreed** that this Committee would write to LDC, advising we support B&H buses CIL bid application. Cllr O'Connor and Robinson abstained as they are both on LDC's CIL executive board.

The TRA Secretary also gave updates on the local bus routes. The 12 and 14 bus routes are being extended to run 24 hours a day, 7 days a week, and the 12x bus route is being increased, with buses running every 10 minutes throughout the week. An extra bus stop is being added in Slindon Avenue, Peacehaven, to encourage a park and ride scheme at Piddinghoe Avenue car park. In addition, East Sussex County Council (ESCC) will be allocating grant monies for transport over the next 5 years, and it is expected £215,000 will be allocated for cycle paths across Telscombe and Peacehaven. It is expected this will be progressed after the elections in May.

The TRA Secretary also raised an objection to planning application LW/26/0058 14 Telscombe Cliffs Way, Telscombe Cliffs as vehicle parking in the area has been exacerbated with the business being undertaken at this property. Vehicles are now parking across driveways and pedestrians are unable to safely use the pavements.

Mr and Mrs Thacker, who were happy to have their names recorded in the minutes, were present to discuss planning application LW/26/0058, 14 Telscombe Cliffs Way. They live opposite the property and raised concerns with the amount of vehicles parking to access the property; approximately 15 per day. They advised that the business appeared to be running from December 2025, with several members of staff being employed. They provided the Committee with photos they had taken in relation to parking and asked that a commercial business is not situated within this residential street.

Louise Letchford, who was also happy for her name to be recorded within the minutes, was present regarding her planning application LW/26/0031 16 Warren Way, Telscombe Cliffs. She advised that her title deeds confirm that she owns the pathway at the side and to the back of the property and has therefore contacted a solicitor and applied through the planning process, to ensure this is carried out in an open manner. A neighbour had raised concerns with regards to their access and Ms Letchford confirmed that the neighbour's access will not be taken away.

Cllr Gallagher as Chair of the Committee, advised that the planning applications for the two discussed properties will be considered prior to the remaining planning applications.

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3907. Public Question Time (Contd)

The meeting resumed at 7.46pm.

3908. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Cllr Sharkey has been granted leave of absence until May 2026. Cllr Ndeloa was not present and had not provided apologies.

3909. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

Cllr Gallagher and Cllr O'Connor declared a non-pecuniary interest in planning application LW/26/0022 79 Telscombe Road, as the agent who has drawn up the plans has also worked closely with them on the Neighbourhood Plan.

3910. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 18th FEBRUARY 2026

It was proposed by Cllr Watts, seconded by Cllr O'Connor and unanimously **RESOLVED** that the minutes of the meeting held on 18th February 2026 were a true record of the proceedings and were signed as correct by the Chair, Cllr Gallagher.

3911. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

LW/26/0031 - 16 Warren Way, Telscombe Cliffs, East Sussex BN10 7DJ

Case Officer: Danielle Durham

Erection of single-storey rear extension and repositioning of existing rear fence boundary fence within the applicant's own land

The Committee considered the application and welcomed the fact the applicant had submitted this application formally. It was proposed by Cllr Clarkson, seconded by Cllr O'Connor and unanimously **RECOMMENDED** to **SUPPORT** the application, including extending the fence line within their boundary.

One member of the public left at 7.55pm.

LW/26/0058 - 14 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DT

Case Officer: Mr James Emery

Retrospective change of use from C3 (dwellinghouse) to a mixed use Class C3 and Class E

There was much discussion on this application. Cllr O'Connor stated that the road is a bus route and used by residents from the A259 and north Peacehaven. He noted that the applicants Design & Access statement cites certain provisions of the National Planning Policy Framework (NPPF) but fails to acknowledge the parking issues and the impact upon the area. Cllr Watts advised that the business would need an offensive waste bin to dispose of clinical waste, as this could not be disposed of in the domestic waste bin. Cllr Lawrie noted that the business website confirms there are 8 members of staff. She also felt that some of the responses to the application under LDC's planning portal were inaccurate, including that the proposal will not involve the use or storage of hazardous substances, there will be no commercial processes, there is no change to the use of non-residential floorspace, that no existing employees will be on site, and that the opening hours are different to what is listed on the website. The Committee also raised concerns with



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3911. To consider the following planning applications (Contd)

LW/26/0058 - 14 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DT (Contd)

the health and safety aspect, such as the use of acetone and asked if a licence had been agreed for the sign outside the front of the property. Cllr Gallagher noted that external changes had been made to the front of the property which are not listed on the application and advised that if it is approved to change the property use to Class E, that any business could be run from this property in the future.

8.15pm - Standing Orders were suspended to allow members of the public to speak.

Mrs Thacker reported that due to vehicles double parking outside the property, other vehicles who pass the road have nowhere to go and mount the grass verges. Delivery vehicles also use the verges to temporarily park. The TRA secretary advised that he visited the area in November with Cllr Robinson, the Amenities Officer and an ESCC representative from the Parking Team. Although the ESCC representative did not see this location as a concern at the time, he advised that the issue has worsened since then and buses are unable to pass through safely.

8.19pm - Standing Orders were reinstated.

Taking the above into consideration, the Committee felt that this business is in the wrong location. It was proposed by Cllr Watts, seconded by Cllr Williamson and unanimously **RECOMMENDED** to **OBJECT** to the application for the following reasons:

- (i) The application contravenes Paragraphs 198, 115, 116, 117 and 135 of the NPPF.
- (ii) The application contravenes PT1, PT3 and PT4 of the Neighbourhood Plan. It also does not comply with the active travel details within the Plan, which emphasises that new businesses should be located in the town centre, and is opposed to the Design Guidelines – Character of residential bungalows.
- (iii) The application contravenes Lewes Core Policy 13 (Sustainable Travel) and Policies DM20 and DM25 of the Lewes Local Plan.
- (iv) There does not appear to be any provision for fire safety.

Two members of the public left at 8.22pm.

LW/26/0022 - 79 Telscombe Road, Telscombe Cliffs, East Sussex BN10 7LL

Case Officer: Mr James Emery

Erection of a porch and addition of 1no. dormer at front elevation

The Committee considered the application, and it was proposed by Cllr Robinson, seconded by Cllr Lawrie and **RECOMMENDED** by a majority to **SUPPORT** the application. Cllr's Gallagher and O'Connor abstained from voting as they had declared an interest in this application.

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

Case Officer: Danielle Durham

Conversion of the existing garage into habitable space and alteration to the roof height

The Committee considered the application, and it was proposed by Cllr Watts, seconded by Cllr Clarkson and unanimously **RECOMMENDED** to **SUPPORT** the application



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3911. To consider the following planning applications (Contd)

LW/26/0050 - 10 Barley Close, Telscombe Cliffs, East Sussex BN10 7JQ

Case Officer: Danielle Durham

Erection of single-storey rear/side extension, addition of detached side outbuilding and a fence to driveway

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

3912. TO NOTE THE FOLLOWING PLANNING APPLICATION DECISIONS

The following planning decisions were noted:-

LW/25/0607 – 98 Bevendean Avenue, Saltdean, East Sussex BN2 8PE

Case Officer: Danielle Durham

Erection of single-storey rear extension to the main building, single-storey side extension to existing garage, removal of side porch, increase in ridge roof height to create living space, hip to gable roof extension – AMENDED PLANS

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

LW/25/0744 – 52 Warren Way, Telscombe Cliffs, East Sussex BN10 7DJ

Case Officer: James Emery

Removal of existing conservatory and replacement single storey rear extension with flat roof, 2no, rooflights, side bifold patio doors, rear facing window and raised patio

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

3913. 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
18.2.26	Min 3901, p 4532 – Business Plan update	SN	Project no 1, Neighbourhood Plan, has been updated with recent information and will be taken to the next meeting.	Apr 2026



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3913. 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
18.2.26	Min 3903, p 4533 – 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	SN	ESCC's Memorandum of Agreement has been signed.	Completed
18.2.26	Min 3904, p 4533 – 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	LOC / BB	The Committee's response to the consultation, alongside the local green space submission forms, have been submitted to LDC.	Completed

3914. NEIGHBOURHOOD PLAN UPDATE

The Committee discussed the report from the Town Clerk and **noted** the current position. Cllr O'Connor advised that the Neighbourhood Plan leaflet had been finalised by Peacehaven Town Council and is currently with LDC to check that it is neutral, to ensure it can be advertised during Purdah. The Committee thanked Cllrs Gallagher and O'Connor for their continuous work on the Plan.

3915. TO NOTE COMPLAINTS RELATED TO THIS COMMITTEE

The Committee **noted** the complaints.

3916. TO NOTE INCOME AND EXPENDITURE FIGURES TO 31st JANUARY 2026

The Committee **noted** the year-to-date income & expenditure figures of £8,026 income and expenditure of £21,993 and spending against budget.

3917. 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 next week.

3918. TO CONSIDER RESPONDING TO EASTBOURNE BOROUGH COUNCIL'S CONSULTATION ON THE DRAFT EASTBOURNE LOCAL PLAN 2022-2042

The Committee considered the Amenities Officer's report and it was proposed by Cllr Clarkson, seconded by Cllr Robinson and unanimously **RECOMMENDED** not to respond to Eastbourne Borough Council's consultation on the Eastbourne Local Plan 2022-2042.



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3919. TO NOTE THE PLANNING INSPECTORATE'S NOTICE OF PROPOSAL 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

The report from the Amenities Officer provided an update on the proposed right of way in Telscombe Cliffs, starting from Ambleside Avenue and finishing at Grassmere Avenue. The Planning Inspectorate had provided an update to confirm that the interim decision in respect of the Order had been made and provided the Town Council with a copy of the notice to modify the Order. As we had previously supported the Order, it was proposed by Cllr O'Connor, seconded by Cllr Lawrie and unanimously **RECOMMENDED** not to comment any further, but that we inform the Planning Inspectorate that we have an interest in the Order, so that we may be contacted in the future with any updates and/or decisions.

3920. TO NOTE ORDER MADE BY EAST SUSSEX COUNTY COUNCIL FOR 2 PUBLIC FOOTPATHS IN SALTDEAN, TELSCOMBE 23 RUNNING FROM NORTHWOOD AVENUE TO FINDON AVENUE AND TELSCOMBE 24 ACROSS THE GREEN AT FINDON AVENUE

The Committee **noted** ESCC's Definitive Map Modification Order for 2 public footpaths in East Saltdean, Telscombe 23 running from Northwood Avenue to Findon Avenue and Telscombe 24 across the green at Findon Avenue, and thanked both ESCC's Rights of Way Officer and The Ramblers Association representative for their work in progressing the Order.

3921. TO NOTE PLANNING APPLICATION RESULTS COMPARISON REPORT

The Committee **noted** the report, agreed that it should be produced again in September 2026 and thanked the Admin Assistant for her work in compiling and analysing the information.

3922. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

Cllr Watts reported that there were several large potholes on Ambleside Avenue around the junction with Firlie Road. The Amenities Officer advised these can be reported to East Sussex Highways (ESH) and Officers are currently reporting any that they see directly on their website.

Cllr O'Connor advised that a resident had contacted him to advise that a pizza van was operating a business from Central Avenue in the evenings. He has reported this to LDC, and it is currently with their Planning team to consider any further action.

Cllr O'Connor also reported that Openreach are closing some roads whilst they carry out utility works in Saltdean and Telscombe Cliffs. They had also been digging on private land, which is not within their remit. He had tried to report this to Openreach, but they have been difficult to get hold of. The Amenities Officer advised that a resident had recently contacted the Office to advise Openreach had closed their road with no warning. This was reported to ESH, who asked the resident to address their complaint to Openreach direct. She also advised that notifications of any planned roadworks within our area are advertised through the One Network website, and it was **agreed** that the Amenities Officer would send this information to Cllr O'Connor.



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There being no further business the meeting closed at 9.06pm.

Signed
Chairman

Next meeting of the Committee – Wednesday 1st April 2026