



TELSCOMBE TOWN COUNCIL

Minutes of a meeting of the **Planning & Highways Committee** held in Room 1 at Telscombe Civic Centre on **Wednesday 22nd April 2026** at 7.30 pm.

COMMITTEE MEMBERS PRESENT: Cllrs C Clarkson, C Gallagher *Chair*, L O'Connor, C Robinson & T Williamson

Also Present: Bianca Buss, Amenities Officer (*minutes*)
3 members of the public

The meeting was adjourned at 7.30pm to take questions from the members of the public present.

3937. PUBLIC QUESTION TIME

Three members of the public were present concerning planning application LW/26/0051, 100 Oaklands Avenue, listed on agenda item number 5.

Mr Johnson, who was happy for his name to be recorded in the minutes, advised that he has previous Government Planning experience, notably being employed as a solicitor for Wealden District Council and a Planning Officer for Seaford Town Council, and was present to support the view of the residents of 98 Oaklands Avenue. Mr Johnson provided the Committee with a copy of his objection that he will send to Lewes District Council (LDC) and photos evidencing the overlooking aspect onto 98 Oaklands Avenue. Mr Johnson outlined his concerns as follows: a) that the decking was erected without formal consent, b) the measurements of the decking breaches the ruling that it should not be erected within one metre of the boundary and more than 30cm off the ground, c) the new replacement decking is far more intrusive, and d) the application allows for a large standing platform with wooden balustrades, which will overlook directly into the garden and living room of 98 Oaklands Avenue. Although obscured screening could be added to avoid overlooking, Mr Johnson advised it would need to be twice the height of the garden fence and would not be a suitable option. He felt that this application is against Policies DM25 and DM28 of the Lewes Local Plan Part 2 as there will be impact to the neighbouring properties in relation to privacy, outlook, noise and activity (Policy DM25) and overlooking into the living room and garden of 98 Oaklands Avenue (Policy DM28). Mr Johnson advised that the neighbours had not received notification of this application via a letter from LDC, and that although a sign had been added to a nearby post, it had disappeared by the next day.

Cllr Clarkson arrived at the meeting at 7.42pm.

Ms L England, who was also happy for her name to be recorded in the minutes, advised that although she works for Lewes & Eastbourne Council, she was present to highlight her concerns regarding this planning application, as the resident of 98 Oaklands Avenue. Ms England reported that the new decking had been altered and is now above her fence line. Steps have also been moved to the other side of the decking, meaning that there is now no separation between the two gardens and her property and that her garden is being completely overlooked by the viewing platform. A Pilates studio with decking had previously been added to the garden at 100 Oaklands Avenue, leaving little green space.

The meeting resumed at 7.50pm.

3938. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllr Lawrie who was on leave and Cllr Watts who had work commitments. 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.



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3939. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

None.

3940. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 1st APRIL 2026

It was proposed by Cllr Williamson, seconded by Cllr O'Connor and unanimously **RESOLVED** that the minutes of the meeting held on 1st April 2026 were a true record of the proceedings and were signed as correct by the Chair, Cllr Gallagher.

3941. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS FROM LEWES DISTRICT COUNCIL

LW/26/0051 – 100 Oaklands Avenue, Saltdean, East Sussex BN2 8PA

Case Officer: James Emery

Section 73a retrospective application to replace existing raised decking with new and create a stair case at the rear elevation

The Committee considered the application, noting that although the Design & Access Statement confirms the decking width is being reduced, the decking has increased in height and bulk. It was therefore proposed by Cllr O'Connor, seconded by Cllr Robinson and unanimously **RECOMMENDED** to **OBJECT** to the application as it contravenes Policies DM25 and DM28 of the Lewes Local Plan and Policies PT1 (high design) and PT3 (amenity protection) of the Peacehaven & Telscombe Neighbourhood Plan. Councillors also asked if the Planning Officer can consider their concerns that a large amount of the garden is covered by decking and a building and asked if this is covered within the NPPF.

The three members of the public left the meeting at 7.58pm.

LW/26/0113 – 19 Brambletyne Avenue, Saltdean, East Sussex BN2 8EL

Case Officer: Danielle Durham

Alterations to first floor fenestration

It was proposed by Cllr Williamson, seconded by Cllr Clarkson and unanimously **RECOMMENDED** to make **NO COMMENT** on the application, as the Councillors felt this application was not required to come to this Committee.

3942. TO NOTE THE PLANNING DECISIONS MADE BY LEWES DISTRICT COUNCIL

The following planning decisions were noted:-

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

Case officer: James Emery

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

Lewes District Council GRANTED permission

Telscombe Town Council **SUPPORTED** the application



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3942. To note the planning decisions made by Lewes District Council (Contd)

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

Case Officer: Danielle Durham

Erection of a single storey rear extension and repositioning of the existing boundary fence within the applicant's own land – AMENDED PLANS

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the 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

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

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

Case Officer: Danielle Durham

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

Lewes District Council GRANTED permission

Telscombe Town Council SUPPORTED the application

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

Case Officer: James Emery

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

Lewes District Council REFUSED permission

Telscombe Town Council OBJECTED to the application

3943. 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
17.12.25	Min 3863, p 4494-5 – To consider change of energy supplier for street lighting	SN	Exit terms from EDF, ESCC supplier rates, and part night street lighting to be investigated.	See new agenda item
01.04.26	Min 3923, p 4568 – Public Question Time – pizza van and parking around Telscombe Cliffs Academy	BB	The two issues raised have been added to the list of complaints.	Completed
		BB	BB has asked enforcement officers to visit Central Ave & around school. They have advised they will try to attend the site on a weekly basis.	Completed
		LOC	LOC is liaising with LDC re issues highlighted with pizza van running in a residential area (smoke from van, planning consent and if there have been checks/approval for the running cables).	May 2026

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3943. 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
01.04.26	Min 3931, p 4571 – Neighbourhood Plan update	BB	Due to Purdah, we are limited as to how we advertise the NP referendum, which includes not providing a link to LDC's website. However, we can share any information provided by LDC from their own social media channels.	Completed
01.04.26	Min 3934, p 4572 – To note ESCC's newly developed Town and Parish Council Road Safety Toolkit	BB	ESCC's Toolkit has been emailed out to all Cllrs.	Completed

Minute 3923 Pizza van – Cllr O'Connor advised that LDC have confirmed there are no planning concerns and he is still waiting for a response in relation to the other queries, so will escalate these further. The Committee asked if any progress had been made with the signs added to the grass verge and it was **agreed** that the Amenities Officer would report this to East Sussex Highways.

The remainder of the action list was **noted**.

3944. NEIGHBOURHOOD PLAN UPDATE

The Committee **noted** the current position of the Neighbourhood Plan.

3945. TO NOTE COMPLAINTS RELATED TO THIS COMMITTEE

The Committee **noted** the list of complaints. Cllr Gallagher confirmed that since the agenda had been issued, another complaint had come in relating to the wildlife verge at Crowborough Road. Two volunteers who tend to the verge had contacted Cllr Gallagher to ask that the verge is turned over, seeded and have pathways cut through. Cllr Gallagher advised she will make further contact with the volunteers, but in the meantime, has advised them that this verge is owned by East Sussex County Council (ESCC) who like the verges to be left for natural flowers and plants to grow.

3946. TO NOTE INCOME AND EXPENDITURE FIGURES TO 31st MARCH 2026

The actual end of year figures at 31st March of £8,026 income and expenditure of £24,666 were noted, along with explanations of significant differences between budget and actual spend figures. The total income figure represented 130.6% of the budget and was due to higher CIL income being received and the total expenditure figure represented 89.5% of the annual budget. These figures were **noted** by the committee.

3947. TO NOTE PEACEHAVEN TOWN COUNCIL'S PLANNING COMMITTEE MEETING PAPERWORK AND MINUTES

The Committee **noted** the most recent paperwork for Peacehaven Town Council's (PTC) meeting. Cllr Gallagher advised that included within PTC's paperwork was a planning application on the South Coast



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3947. To note Peacehaven Town Council's Planning Committee Meeting paperwork and minutes (Contd)

Road to change the use of a ground floor retail space to residential units. The Committee felt that retail spaces on this road should be kept where possible, to ensure that a town centre is retained.

3948. UPDATE REGARDING CHANGE OF ENERGY SUPPLIER FOR STREET LIGHTING AND AGREE WAY FORWARD

The Committee discussed the report from the Town Clerk, noting that ESCC had advised they are not currently accepting any further assets into the energy agreements. Concerns were raised that the monthly cost of energy supply from EDF had risen dramatically over the last few months and it was therefore proposed by Cllr Williamson, seconded by Cllr Robinson and unanimously **RECOMMENDED** to look at supply charges from alternative suppliers.

3949. TO NOTE CANCELLATION OF SCHEDULED CARRIAGEWAY REPAIRS ON A259 IN TELSCOMBE CLIFFS BY EAST SUSSEX COUNTY COUNCIL

The Committee **noted** ESCC's cancellation of carriageway repairs on the A259 between Telscombe Cliffs Way and Telscombe Tye from 5th to 10th May 2026.

3950. 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 8.50pm.

Signed
Chairman

Next meeting of the Committee – Wednesday 13th May 2026