

TELSCOMBE TOWN COUNCIL



Minutes of a meeting of the Planning & Highways Committee held in Room 1 at Telscombe Civic Centre on Wednesday 3rd June 2026 at 7.30 pm.

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

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

3963. TO APPOINT A VICE CHAIR

Cllr O'Connor proposed Cllr Watts as Vice-Chair of the committee, seconded by Cllr Williamson and Cllr Watts was unanimously elected as Vice-Chair.

7.31pm - The meeting was adjourned to take questions from the member of the public present.

3964. PUBLIC QUESTION TIME

The Secretary of Telscombe Residents Association (TRA) reported that an enforcement notice was issued by Lewes District Council (LDC) 2-3 weeks ago on planning application LW/26/0058, 14 Telscombe Cliffs Way and asked how long the process would take.

7.31pm – Cllr Clarkson left the meeting.

Cllr O'Connor advised that the enforcement process is confidential to allow LDC's enforcement team to manage the breach and build a case, ensuring they are discretionary and act within the law. He stated that LDC deal with many enforcement cases and are prioritised accordingly, so a timeline is therefore undetermined.

The TRA Secretary was also present regarding agenda item number 12 – To discuss speeding traffic in Telscombe and East Saltdean. He reported that Community Speedwatch (CSW) are carrying out checks at Bannings Vale on Friday 5th June. Councillors asked if any speeding checks have been carried out in other roads within East Saltdean and the TRA Secretary reported that the Peacehaven & Telscombe CSW have not undertaken any to date, although some may have been carried out by the CSW group for west Saltdean.

The Secretary of the TRA asked if there was an update on the pizza van in Central Avenue and he was informed this will be discussed under the action plan.

7.40pm – Cllr Clarkson returned to the meeting.

Lastly, the TRA Secretary advised that he had reported mopeds driving in Chatsworth Park to Operation Crackdown. The Amenities Officer advised she had asked the local PCSO to increase their patrols in Chatsworth Park and any updates will be brought back to the Amenities & Civic Centre Committee.

Cllr Gallagher as Chair of the Committee proposed that agenda item number 12 be brought forward for discussion, and this was unanimously **agreed** by the Committee.

The meeting resumed at 7.43pm.

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3965. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Cllrs Lawrie and Robinson who were on leave and Cllr Watts who had a personal engagement. These reasons were accepted by the Committee. Cllr Ndeloa was not present and had not provided apologies.

3966. TO RECEIVE MEMBERS' DECLARATIONS OF INTEREST IN RELATION TO MATTERS ON THE AGENDA

None.

3967. TO DISCUSS SPEEDING TRAFFIC IN TELSCOMBE AND EAST SALTDEAN AND CONSIDER PREVENTATIVE MEASURES

The Committee discussed the Amenities Officer's report which stated that one resident had contacted the Town Council asking if speed bumps could be added to Bannings Vale and another resident had raised concerns with speeding vehicles on Broomfield and Grassmere Avenues.

Cllr Gallagher suggested that different colour road surfacing is used at junctions to encourage drivers to slow their speed and Cllr O'Connor noted that the concrete road at Bannings Vale has several issues that need to be addressed. The Amenities Officer advised that the road surface at Bannings Vale has many dips and bumps and East Sussex Highways (ESH) have previously reported they would repair this road. This was delayed once ESH were aware the road was concrete and they later advised that it would not be scheduled for inclusion in their 2026/27 planned maintenance programme.

It was noted that a member of the public had reported two accidents at the junction of Grassmere and Broomfield Avenue within the last two weeks. Cllr O'Connor asked if ESH could provide us with a list of recorded accidents and stated that in 2024, the TRA had submitted a request to East Sussex County Council (ESCC) for these roads to be closed, restrictions be put in place or speed bumps to be added. Cllr O'Connor advised he would pass the previous presentation, which includes the results of a survey carried out, to the Amenities Officer for information.

The Chair suspended the meeting at 8.04pm to allow the TRA Secretary to speak.

The TRA Secretary advised that he was due to meet with the new ESCC Councillor today to discuss several issues, including the traffic concerns at Grassmere Avenue. However, the ESCC Councillor cancelled the meeting and he hopes this will be rescheduled. The TRA Secretary also advised that the traffic is getting worse and many people use this area as a cut through onto the A259 South Coast Road.

The Chair resumed the meeting at 8.15pm.

The Amenities Officer asked if the Committee would like to consider re-starting the Strengthening Local Relationship (SLR) meetings as we no longer have a County Councillor as a Town Councillor. Cllr Gallagher noted that Peacehaven Town Council (PTC) hold public safety meetings and asked that contact is made with them to determine if they also hold SLR meetings and their response be brought back to a future meeting.

Cllr Clarkson noted that the Town Council do not have the money nor authority to deal with these issues and that a process is streamlined to allow Telscombe Town Council Officers to deal with these concerns raised by members of the public, to include producing reports and liaising with ESH and our County Councillor every 6-12 months.

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3967. To discuss speeding traffic in Telscombe and East Saltdean and consider preventative measures (Contd)

Taking all the above into consideration, it was proposed by Cllr Clarkson, seconded by Cllr Williamson and unanimously **RECOMMENDED** for the following actions to be undertaken; a) a streamlined process, including a spreadsheet for reporting, is drafted and taken to a future meeting for further consideration, b) the process be added to the Town Council website once completed, c) the two highway issues taken to this meeting are referred to ESH and our ESCC Councillor, including the public survey undertaken in 2024 by the TRA and d) that ESCC are contracted to investigate traffic calming measures in both locations and are asked what the benchmark scoreline is for speed bumps.

The Secretary of the TRA left the meeting at 8.24pm.

3968. TO APPROVE & SIGN MINUTES OF THE MEETING HELD ON WEDNESDAY 13th MAY 2026

It was proposed by Cllr Williamson, seconded by Cllr O'Connor and unanimously **RESOLVED** that the minutes of the meeting held on 13th May 2026 were a true record of the proceedings and were signed as correct by the Chair, Cllr Gallagher.

3969. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS FROM LEWES DISTRICT COUNCIL

LW/26/0242 – 22 Hamsey Road, Saltdean, East Sussex BN2 8DE

Case Officer: James Emery

Single storey rear extension, roof extension including hipped to gable roof with 2no. front dormer, 1no. rear dormer and first floor terrace to front elevation to create first floor living space

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

LW/26/0247 – 179 Telscombe Cliffs Way, Telscombe Cliffs, East Sussex BN10 7DR

Case Officer: James Emery

Loft conversion to expand first floor living space with gable end roof, 2no. front and 1no. rear dormer, extension of existing front porch to infill area

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

3970. TO NOTE THE PLANNING DECISION MADE BY LEWES DISTRICT COUNCIL

The following planning decision was noted:-

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

Lewes District Council REFUSED permission

Telscombe Town Council **OBJECTED** to the application

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3971. TO NOTE ACTIONS CARRIED OUT OR REQUIRED FROM PREVIOUS MEETINGS AND AGREE ANY FURTHER MEASURES REQUIRED

The below action list was **noted**.

Meeting Date	Issue Detail	Action Owner	Update	Due Date
1.4.26	Min 3923, p 4568 – Public Question Time – pizza van and parking around Telscombe Cliffs Academy	LOC	Cllr O'Connor is liaising with LDC re issues highlighted with a pizza van running in a residential area (smoke from van, planning consent and if there have been checks/ approval for running cables). <i>LDC have confirmed there are no further concerns. I suggest that we ask residents to contact LDC direct with any complaints and that we close this from our action list.</i>	Completed
		BB	Flags/signs on grass verges are no longer present.	Completed
22.4.26	Min 3948, p 4577 – Update regarding change of energy supplier for street lighting and agree way forward	AG	The Admin & Finance Officer has obtained supply charges from alternative suppliers.	See new agenda item
13.5.26	Min 3961, p 4586 – To consider way forward with bus shelter cleaning for 2026/27	BB	Twenty/20 are now carrying out the cleaning of our bus shelters.	Completed
13.5.26	Min 3962, p 4587 – Urgent Matters – potholes in Telscombe Cliffs	BB	Potholes to be checked and kept live on the complaints list until works carried out. <i>St. Peters section not carried out. Grassmere & Broomfield Avenues to be checked.</i>	July 2026
13.5.26	Min 3962, p 4587 – Urgent Matters – wildlife verge at Crowborough Road	BB	Contact from resident re the continued progression of a wildlife verge to be discussed under the complaints agenda.	See new agenda item

Minute 3923, public question time (pizza van running in residential area) – The Amenities Officer reported that LDC have informed Cllr O'Connor that there are no further concerns with the issues previously highlighted. She therefore recommended that this is closed from our action list and that we ask residents to contact LDC directly with any further queries. This was **agreed** by the Committee.

3972. NEIGHBOURHOOD PLAN UPDATE

The Committee **noted** the report from the Town Clerk and Cllr O'Connor stated that the number of residents that voted yes was 73.27%. He also advised that the Neighbourhood Plan was unanimously

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3972. Neighbourhood Plan update (Contd)

agreed to be made by LDC at their full Council meeting on 26th May 2026. It was positively received and is LDC's last Neighbourhood Plan to be accepted. The Plan is also LDC's largest and the 15th largest in the country, based on population figures.

Cllr O'Connor reported that Brighton Planning had raised a query regarding distribution of CIL funds and LDC had confirmed that the 25% CIL monies go directly to the Town where development had taken place.

3973. TO NOTE COMPLAINTS RELATING TO THIS COMMITTEE

The Committee **noted** the complaints. With regards to complaint number TTC-26-088, Cllr Gallagher had previously informed the resident that the wildlife verge behind Homeridge House is owned by ESCC. She asked the Amenities Officer to also contact the resident to inform them that there is minimal involvement from ESCC, with the only works carried out being the verge cut at the end of autumn.

Councillors were disappointed to note that graffiti had been added to the bus shelter at Ambleside Avenue opposite pigs hill under complaint number TTC-26-110. Cllr Clarkson suggested this could be removed with a specific tool, similar to a razor blade. The Amenities Officer advised she would investigate this further.

Cllr Gallagher asked if Neighbourhood First could attend the next full Council meeting and the Amenities Officer confirmed she would contact them.

3974. TO NOTE PEACEHAVEN TOWN COUNCIL'S PLANNING COMMITTEE MEETING PAPERWORK AND MINUTES AND DECIDE IF WE WANT TO ARRANGE ANOTHER JOINT MEETING BETWEEN THE TWO TOWN COUNCILS

The Committee **noted** the most recent paperwork for PTC's meeting and Cllr Gallagher advised that PTC's meetings have been renamed to 'Planning' only. It was previously agreed to decide if we would like to arrange another meeting with PTC in 6 months time and as this time has now passed, the Amenities Officer asked the Committee for their consideration. It was proposed by Cllr Williamson, seconded by Cllr Clarkson and unanimously **RECOMMENDED** that the Amenities Officer contacts PTC's Meetings & Projects Officer to inform her that Telscombe Town Council will be happy to reconnect when PTC are ready to do so.

3975. TO CONSIDER COMMENTING ON THE SOUTH DOWNS NATIONAL PARK AUTHORITY'S LOCAL PLAN CONSULTATION

South Downs National Park Authority have invited us to comment on their Local Plan consultation. Cllr O'Connor noted that this is a Regulation 19 consultation, which relates to their legal compliance and soundness. Taking this into consideration, it was proposed by Cllr O'Connor, seconded by Cllr Williamson and unanimously **RECOMMENDED** to respond to the consultation with the following comment: "Telscombe Town Council welcomes South Downs National Park Authority's consultation and attempts to include comments made. We see no reason to question the soundness and legal compliance of the Local Plan".



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3976. TO NOTE UPDATE ON ORDER MADE BY EAST SUSSEX COUNTY COUNCIL FOR 2 PUBLIC FOOTPATHS IN SALTDEAN, TELSCOMBE 23 RUNNING FROM NORTHWOOD TO FINDON AVENUE AND TELSCOMBE 24 ACROSS THE GREEN AT FINDON AVENUE

ESCC have reported that there were no objections or representations received to the Definitive Map Modification Order and they will now decide whether the Order should be confirmed as made. This was **noted** by the Committee.

3977. TO CONSIDER PRICES RECEIVED FROM ALTERNATIVE ENERGY SUPPLIER FOR STREET LIGHTING

The Committee considered the Town Clerk's report. Estimates had been obtained from Lumina and Northern Gas & Power (NGP) and the Committee thanked the Finance & Admin Assistant for all her hard work. It was proposed by Cllr O'Connor, seconded by Cllr Williamson and unanimously **RECOMMENDED** to proceed with a 3 year contract and once contact has been made with NGP for their on-the-day prices, to proceed with the cheaper option out of NGP and Lumina.

3978. TO NOTE TEMPORARY SUSPENSION OF 7.5 TONNES WEIGHT RESTRICTION ORDER 2026 ON A259 SOUTH COAST ROAD

The Committee were disappointed to note that ESCC have made an Order to temporarily rescind the restriction of vehicles over 7.5 tonnes on the A259 South Coast Road, between Telscombe Cliffs Way and The Highway. As this Order was originally put in place for road works that have since been cancelled, it was proposed by Cllr O'Connor, seconded by Cllr Williamson and unanimously **RECOMMENDED** that the Amenities Officer asks ESCC to lift the exemption.

3979. URGENT MATTERS AT THE DISCRETION OF THE CHAIRMAN FOR NOTING OR ADDING ON A FUTURE AGENDA

Cllr Williamson advised that when Morrisons put through their planning application for a new supermarket at the Meridian Centre, we should comment on the application. The Amenities Officer felt that this Town Council is likely to be a statutory consultee, but will regularly check LDC's website to ensure we do not miss the application.

Cllr O'Connor advised that local Planning reforms now mean that most applications will be decided by Planning Officers, with only major applications being considered by LDC's Planning Committee. He also advised that a new National Planning Policy Framework is due to be published soon, which will likely to see more changes to the planning process.

Cllr Gallagher asked that this Committee consider the Business Plan for improvements to our public realm and so that the area, specifically the A259 South Coast Road, is smarter and cleaner. Cllr O'Connor agreed, stating that this is a proactive approach to our Town.

There being no further business the meeting closed at 9.20pm.

Signed
Chairman

Next meeting of the Committee – Wednesday 24th June 2026