

## **HERSTMONCEUX PARISH COUNCIL PLANNING COMMITTEE MEETING 26 MAY 2015**

Minutes of the Herstmonceux Parish Council Planning Committee Meeting held in the small hall in Herstmonceux Village Hall at 7.30pm on Tuesday 26 May 2015.

Present: Councillors J. Angear, M. Bradshaw, M. Goodsell, H. Kenward, B. Naish, S. Nash, I. Stewart and C. Stirling-Reed.

Apologies were received from Councillors J. Alder, A. Ashley and M. von Barnholt Krag.

Two representatives from Barton Willmore/Gleeson Homes/Summertree Estates, the developers for the land at Lime Cross, Herstmonceux attended.

### **Election of Chairman**

Councillor I. Stewart proposed Councillor J. Angear, seconded by Councillor S. Nash. All councillors in favour.

### **Election of Vice Chairman**

Councillor J. Angear proposed Councillor H. Kenward, seconded by Councillor M. Bradshaw. All councillors in favour.

### **Terms of Reference**

It was agreed that the Terms of Reference will remain the same:

- The Planning Committee consists of all eleven parish councillors and has a quorum of six councillors.
- The Committee has delegated powers to consider and comment on planning applications.
- In advance of the meeting the Clerk informs members of the plans to be discussed.
- The Planning Committee meets on the second Tuesday of every month at 7.30pm in the Herstmonceux Village Hall.
- Site meetings are arranged as necessary. Councillors should notify the Clerk in good time if they feel a site visit is necessary.
- Members draft responses to relevant correspondence, surveys etc. and attend appropriate outside meetings where possible.

Application: WD/2015/0716/F

Location: Herstmonceux Integrative Health Centre, Hailsham Road, Herstmonceux.

Description: One electric vehicle rapid charging station, to be placed in front of existing parking bays for the use of rapid recharging electric vehicles. The electric vehicle rapid charging station stands 1.86 metres above ground level.

Parish Council comments to Wealden District Council: Herstmonceux Parish Council fully supports the application for a charging station at the Health Centre. However, the Council expresses its concern about the proposed location as it one of the designated parking spaces for the busy pharmacy. It requests that an alternative site be considered.

Application: WD/2015/0869/F

Location: 1 Bagham Villas, Bagham Lane, Herstmonceux.

Description: Proposed demolition of garage and erection of a two storey extension at side together with adjacent garage and single storey extension to rear (This was granted approval under WD/2014/0576/F but with a car port in lieu of a new garage). Work on the extension has already commenced. It will be necessary to remove the "store" in order to facilitate the replacement garage.

Parish Council comments to Wealden District Council: No objection.

Application: WD/2015/0932/F

Location: Brow Cottage, Trolliloes Lane, Cowbeech Herstmonceux.

Description: Ground floor single storey rear kitchen extension.

Parish Council comments to Wealden District Council: No objection.

Application: WD/2015/0776/F

Location: Puckridge, Under Road, Herstmonceux.

Description: To extend and redevelop existing building into more usable granny annexe.

Parish Council comments to Wealden District Council: The Parish Council objects to this application:

- It is an overdevelopment of the site.
- The proposed annexe is too large and out of keeping with the existing dwelling.
- It appears to have all the necessary amenities for it to be used as a separate dwelling.
- If approved, conditions should ensure that the annexe remains as part of Puckridge and cannot be sold or rented as a separate dwelling.

Application: WD/2015/0372/F

Location: Land at Studdens Farm, Studdens Lane, Cowbeech..

Description: Demolition of two derelict farm buildings and the erection of a new three-bedroom single storey "L" shaped dwelling.

Parish Council comments to Wealden District Council: The Council objects:

- The site is in the Area of Outstanding Natural Beauty.
- The proposed dwelling is too large.
- The proposed dwelling is enlarging the dimensions of the existing buildings and so it does not fit on the footprint of the existing farm buildings.
- It is development in the countryside and the proposed new dwelling would set a precedent for more development in this area.
- The site is adjacent to a regularly used public footpath and green lane.

Application: WD/2015/1046/F

Location: West View, Cowbeech Road, Cowbeech.

Description: The erection of a conservatory to the side.

Parish Council comments to Wealden District Council: No objection.

Application: WD/2015/1038/FA - Councillor I. Stewart Declared a Prejudicial Interest as he has previously acted as Mr Tate's solicitor. Councillor Stewart left the room whilst the application was discussed.

Location: Higham Cottage, Gardner Street, Herstmonceux.

Description: Removal/variation of conditions 2, 3, and 4 of WD/2008/1462/F (conversion of stable/garage building to holiday let accommodation (amendments to scheme approved under WD/2007/2852/F - change of fenestration and internal layout)

Parish Council comments to Wealden District Council: The Council asked for more information about this application as there is an Enforcement Notice outstanding. The clerk will contact the Case Officer for more information.

#### **Planning Consents from Wealden District Council**

1. WD/2015/0426/F Robin Post, Gingers Green, Herstmonceux - proposed replacement garages and side and rear single storey extension.
2. WD/2015/0458/F Bank House, Gardner Street, Herstmonceux - change of use from A1 to A2.
3. WD/2015/0450/LB Herstmonceux Castle - to provide secure support for the south doors, ease of opening and to repair damaged and poorly repaired weathered sections of the doors.

## **Application Withdrawn**

1. WD/2015/0266/O - West Terrace, West End, Herstmonceux - proposal for six new dwellings and access.

Copies of a Wealden District Council (WDC) advice leaflet on how to make relevant comments on planning applications was circulated to councillors. The clerk will contact WDC for more information about commenting on planning applications.

## **Correspondence**

1. Barton Willmore - requesting the names of the newly elected councillors on the Planning Committee who are or have been members of the Herstmonceux Action Group. The Planning Committee discussed this request at length and the following points were discussed:
  - i. It was reported that Herstmonceux Action Group is an Unincorporated Group with no constitution, committee or membership list other than an email contact list.
  - ii. A report of an Action Group Meeting held in December 2014 which gives details of "committee" responsibilities was forwarded to the Parish Council. However, it was reported that this was just a report of the first meeting of the Action Group.
  - iii. The recently elected councillors reported that they were no longer part of the Action Group.
  - iv. The matter of councillor interests will be discussed at the Full Council Meeting on 15.06.15
  - v. Some councillors are against large developments and had attended meetings out of interest but not as members of the Action Group.
  - vi. The Action Group Facebook Site has a statement distancing itself from the elected councillors.
  - vii. Some councillors considered the letter from Barton Willmore to be intimidating.
  - viii. It was proposed that the matter should be referred to the Full Council Meeting in June but this proposal was not supported as the Planning Committee has delegated powers to make a decision.
  - ix. It was agreed that the Clerk should write to Barton Willmore and just note the request but with no comments.
2. WDC - informing the Council that the siting of an alleged unauthorised shed at the front of 3 Thomas Smith Cottages, Park View, Herstmonceux has been investigated but due to mitigating circumstances, no action will be taken.
3. WDC - informing the Council that application WD/2015/0186/MAJ will be discussed by Wealden District Council Planning Committee on 28.05.15 - This application was submitted by Herstmonceux Parish Council and it was noted that the WDC Case Officer has recommended approval for the application.
4. WDC - informing the Council that application WD/2015/0090/MAO will be discussed by Wealden District Council Planning Committee on 28.05.15. Members of the public may attend to listen to the meeting and there is an opportunity for up to three people to speak in favour and up to three people to speak against the application. The Committee discussed whether to send a representative to speak in favour of the application in line with the Parish Council's decision to support the application. The following points were discussed:
  - i. It was recommended that a councillor should speak in favour of the application in line with the Council's support for the

- application. The Council discussed the proposal.
- ii. It was reported that the Action Group had sent additional information to the members of the WDC Planning Committee.
  - iii. It was suggested that if this information had been available to the Parish Council it may have resulted in a different decision on the planning application.
  - iv. This information has not been made available to the Parish Council.
  - v. It was reported that a copy of the information had been sent to the developers, Barton Willmore - the chairman closed the meeting and asked if a representative from Barton Willmore wished to comment. The representatives declined to comment. The meeting reopened.
  - vi. It was suggested that as the Parish Council had voted in favour of the application, it was appropriate that one of the three of the councillors from former planning committee could speak either for the Parish Council or as an individual.
  - vii. Mr M. von Barnholt Krag will speak against the application at the WDC Planning Meeting as the adjoining neighbour and not as a parish councillor.
  - viii. It was discussed whether any councillors should Declare an Interest in this matter but all councillors took part in the discussion.
  - ix. The vote on whether a councillor should speak in favour of the application was tied, with four councillors against the proposal and four councillors in favour of the proposal. The Chairman used her casting vote in favour of the proposal. It was agreed that Councillor A. Ashley will represent the Council at the WDC Planning Committee Meeting.
5. WDC - informing the Council that application WD/2015/0136/MAO will be discussed by Wealden District Council Planning Committee on 28.05.15 Members of the public may attend to listen to the meeting and there is an opportunity for up to three people to speak in favour and up to three people to speak against the application.
- i. It was agreed by all councillors that a parish councillor will speak against the application in line with the Parish Council's decision to oppose the application. Either Councillor S. Nash or Councillor A. Ashley will speak on behalf of the Parish Council.
6. November Planning Committee Meeting and Finance and General Purposed Committee Meeting - it was noted that the Finance Meeting will be held at 7pm on 10 November 2015 followed by the Planning Committee Meeting at 8pm.