

HERSTMONCEUX PARISH COUNCIL

4 The Old Forge, Gardner Street, Herstmonceux, East Sussex BN27 4LG

Minutes of Herstmonceux Parish Council Planning Committee Meeting held in the lounge in Herstmonceux Village Hall at 7.30pm on Monday 29 June 2015.

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

Five members of the public attended.

Mr K. Game spoke against application WD/2015/1361/F land adjacent to Higham Cottage:

- He advised the Council that he had submitted detailed objections to Wealden District Council.
- He is concerned that significant groundworks are already being undertaken at the site.
- The outline application was for two x two bedroom bungalows - the current application does not reflect this .
- The proposed roadway for lawnmower or tractor appears to leave the site open for further development.
- Although the application states that the development is for people over 60 years of age, this is unenforceable.
- Work has been carried out over the weekend - he requests that a condition limiting working hours be applied to the work at the site.

Application: WD/2015/1231/F

Location: 2 Five Acres, Windmill Hill.

Description: Proposed porch/WC to front to replace canopy and proposed single storey rear extension to replace conservatory.

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

- The proposed extension is in proportion with the existing dwelling.
- The Council notes that materials are in keeping with the dwelling.

Application: WD/2015/1018/FR

Location: Wisteria Place, Cowbeech Hill.

Description: Part retrospective application for change of use from three stables to two treatment rooms and reception area, and change of use of land to residential curtilage.

Parish Council comments to Wealden District Council: The Council supports this application provided that:

- The treatment rooms are used ancillary to the main dwelling and not as a separate unit.

Application: WD/2015/1185/FR

Location: The Malthouse, Hailsham Road, Herstmonceux

Description: Part retrospective application for change of use from a3 (bistro) and c3 (dwelling) to a1 (retail shop), d1 (stained glass/other craft instruction) and associated storage, and c3 (dwelling).

Parish Council comments to Wealden District Council: The Council supports this application which provides a new business in Herstmonceux.

Application: WD/2015/1182/F

Location: Sandbanks, Chilsham Lane, Herstmonceux.

Description: New agricultural building to provide covered cattle feeding area.

Parish Council comments to Wealden District Council: The Council supports this application which provides additional facilities in an area already being used for cattle.

Application: WD/2015/1250/MAJ

Location: Forge Meadow, Hammer Lane, Hellingly

Description: Regularisation of de-silted and reformed ponds and associated earthworks.

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

- It enhances and improves the environmental features.
- It will improve the facilities for wildlife.
- It will improve the facilities for members of the public who can access the site via two public footpaths.

Application: WD/2015/1361/F - Councillor I. Stewart Declared a Prejudicial Interest as he has previously acted as the applicant's solicitor.

Location: Land adjacent to Higham Cottage, Gardner Street, Herstmonceux.

Description: Residential development comprising demolition of existing garage block and construction of new double garage and two x two bedroom retirement bungalows restricted to age 60 and over, including improvements to access road and turning head and provision of two car parking spaces.

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

- Both the proposed bungalows should be in line with the Design and Access Statement in the Outline proposal i.e. single storey dwellings.
- One of the proposed bungalows in the application has a mezzanine, balcony and storage space in the roof space which suggests that it is a chalet bungalow and not a single storey dwelling.

Application: WD/2015/1374/F

Location: 26 The Ridgeway, Herstmonceux.

Description: Install 2 velux windows at side

Parish Council comments to Wealden District Council: No objection.

Application: WD/2015/0684/F

Location: Erreys, Stunts Green, Herstmonceux

Description: Building 1 to be converted into two bedroom main dwelling. Building 2 to be converted into one bedroom granny annexe. Building 3 to be converted into office space. Correct notice served and Certificate B submitted.

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

- The proposal is in line with the guidelines in the government guidelines for redundant agricultural buildings.
- The Council suggests that passing bays should be installed on the access road to accommodate the extra vehicle movements. A turning area for emergency vehicles should also be installed.

Application: WD/2015/0790/F -Councillor J. Angear Declared a Prejudicial Interest as the applicant is her daughter. She left the room whilst the application was discussed.

Location: Sheepwash Farm, Hammer Lane, Cowbeech.

Description: Demolition of agricultural buildings for new dwelling and garage.

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

- The proposal for a single dwelling is in line with the guidelines for redundant agricultural buildings.

Question from Councillor I. Stewart - Councillor Stewart raised a query about whether CIL or S106 applies to developments. The clerk will contact WDC for their comments.

Planning applications approved by Wealden District Council

- 1.WD/2015/0716/F Herstmonceux Integrative Health Centre - 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.
- 2.WD/2015/0869/F 1 Bagham Villas, Bagham Lane, Herstmonceux - 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.
- 3.WD/2015/0932/F Brow Cottage, Cowbeech - Ground floor single storey rear kitchen extension.

Correspondence

- 1.WDC - informing the Council that application WD/2015/1079/F Lower Chilsham, Chilsham Lane, Herstmonceux - proposed demolition of existing farm building and replacement with three bedroom dwelling will be discussed at the WDC Planning Committee Meeting on 25.06.15
- 2.WDC - re alleged unauthorised commencement of works and breach of conditions on land adjacent to Higham Cottage, Gardner street, Herstmonceux - informing the Council that there was an issue with the red line site line on the approved plans for the outline application. An full application WD/2015/1361/F has been submitted to WDC.
- 3.WDC - informing the Council re the application for the construction of dwelling, drive and landscaping with associated site-wide environmental and landscape improvements on land to the north east of Eastwood Farm, Chilsham Lane, Herstmonceux - an appeal has been lodged with the Planning Inspectorate against WDC's decision to refuse the application.

Terms of Reference

It was agreed that the following changes need to be made to the Terms of Reference:

- The Planning Committee is open to all parish councillors and has a quorum of six councillors.
- The following councillors are nominated members of the Planning Committee - Councillors J. Angear, S. Nash, J. Alder, M. Goodsell, H. Kenward, A. Ashley, I. Stewart with Councillors M. Bradshaw, B. Naish, C. Stirling-Reed and M. von Barnholt Krag as reserve members.
- 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. The protocol for site visits is as follows:

PROTOCOL FOR SITE VISITS

The following protocol shall be observed in respect of requests by developers or other applicants for Members to attend site visits in relation to planning applications already submitted or in respect of proposals for future development.

- Invitations to attend site visits will be directed through the Clerk. Members who are approached directly will advise the applicant to contact the Clerk
 - Invitations will be reported to the next meeting of Herstmonceux Planning Committee. There shall be a minimum of three Members in attendance
 - Members who could be deemed to have a personal or pecuniary interest should not attend.
 - Members should make no comments to indicate support or otherwise for the application and the Clerk will advise the applicant that Members who attend do so to acquaint themselves with the site and the proposed development and that no comments or opinions will be offered at the time of the site visit
 - Members in attendance should be aware of the suitability of accepting any hospitality from the applicant
 - If deemed inappropriate by the Committee, an invitation to attend site may be refused and the Clerk will advise the applicant accordingly
 - Site visits are informal occasions and are not deemed to be formal meetings of which Minutes are taken.
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- Members draft responses to relevant correspondence, surveys etc. to forward to the clerk and attend appropriate outside meetings where possible.

The reference to Delegated Powers for the Planning Committee will be included in Standing Order 2j (iii) The Council agreed on 29.06.15 that the Planning Committee has delegated powers to consider and comment on planning applications.

This change to Standing Orders will apply from 17 August 2015; this does not preclude any further changes to Standing Orders.