

HERSTMONCEUX PARISH COUNCIL

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Minutes of the Herstmonceux Parish Council Planning Committee Meeting held in the small hall in Herstmonceux Village Hall at 7.30pm on Tuesday 14 July 2015.

Present: Councillors J. Angear, A. Ashley, M. Bradshaw, M. Goodsell, S. Nash, I. Stewart and C. Stirling-Reed.

In the time aside for public questions and comments, five residents spoke about application WD/2015/1250/MAJ Forge Meadow, Cowbeech.

Mrs Catt, a neighbour to Forge Meadow made the following points:

- She is concerned at the safety of the bund.
- The water levels are now much higher than the previous levels before the work was undertaken.
- She notes the comment from Wealden District Council's Engineer and Countryside Officer who suggests that more information is needed about the structure of the design.
- The lakes are not an amenity site at present but she is concerned that the area may not be exclusively for private use in the future.

Mrs King, a neighbour to Forge Meadow made the following points:

- She is concerned that during a period of wet weather the lake could overflow.
- She suggests that it would be better to postpone a decision until the impact of wet weather is known.

Mrs Redhouse, a neighbour to Forge Meadow made the following points:

- She is concerned that work at the site was undertaken before planning permission was sought from Wealden District Council. If planning permission had been sought prior to the works, the issues now being raised could have been addressed.
- The bund is very high whereas prior to the works, there was only a slight gradient to the land.
- If the water overflows the bund or the bund is breached, there would be significant damage to local properties and the local area.
- The overflow pipes near to her property are very noisy.
- There is no information in the application about the construction of the bunds.
- She wishes to see a robust engineering report on the works undertaken.

The applicant Mr Neville made the following comments:

- The concerns detailed by the residents are being addressed by planning experts.
- More information will be submitted to Wealden District Council.
- He considers that some of the evidence presented by the neighbours is misleading.

The applicant Mrs Neville made the following comments;

- The neighbours were consulted on the works.
- There will be independent engineering reports available in the near future.
- There will be sound baffling measures put in place to mitigate the noise from the overflow.
- The neighbours should have contacted the applicants with their concerns.

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: No comment was made as the Parish Council is concerned that a detailed Engineering Report on the construction of the bund and height and installation of the overflow has not been submitted with the application. The Council will reconsider the application when this information is available.

Application: WD/2015/1379/O

Location: West Terrace, West End, Herstmonceux.

Description: Four new dwellings and access.

Parish Council comments to Wealden District Council: This application was registered incomplete by Wealden District Council and withdrawn from the Wealden web site.

Application: WD/2015/1308/F

Location: Land adjacent to 39 James Avenue, Herstmonceux.

Description: Proposed new dwelling.

Parish Council comments to Wealden District Council: The Council supports the development of a small dwelling. However, it expresses concern at the potential congestion in the turning circle.

Application: WD/2015/0557/F - Councillors J. Angear and M. Goodsell Declared a Prejudicial Interest.

Location: Old Court Farm, Cowbeech Hill, Cowbeech.

Description: Demolition of agricultural buildings and erection of one dwelling and garage.

Parish Council comments to Wealden District Council: The meeting was inquorate and so the application will be discussed at the Council Meeting on 20.07.15

Application: WD/2013/2016/F - Councillor I. Stewart Declared a Prejudicial Interest.

Location: Land adjoining the Oast, Stunts Green.

Description: New vehicular access and stationing of residential caravan.

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

1. The Caravan is in open countryside outside of the village envelope.
2. The proposed access road is across open countryside, off a busy narrow lane which is used by large commercial lorries going into Chilsham Lane.
3. The proposed access is across a high bank with a 2 – 3 metres drop from the field to the road.
4. There are mature trees adjacent to the proposed access road which would adversely be affected by the excavation works needed for the access road works.
5. The Business Plan provided, is not sustainable.
6. The land is incorrectly designated as 'landlocked' as there is access from the neighbouring property The Oast.
7. The Parish Council would support the objections as stated in letters received from neighbouring properties.
8. The creation of a new access across fields could set a precedent for future development.

Planning Approvals by Wealden District Council

1. WD/2015/1046/F West View, Cowbeech Road, Cowbeech - the erection of a conservatory to the side.
2. WD/2015/0776/F Puckridge, Under Road, Herstmonceux - to extend and redevelop existing building into more usable granny annexe.
3. WD/2015/0179/F Lower Chilsham, Chilsham Lane, Herstmonceux - proposed demolition of existing farm building and replacement with three bedroom dwelling.
4. WD/2015/1182/F Sandbanks, Chilsham Lane, Herstmonceux - new agricultural building to provide covered cattle area.

Planning Refusals by Wealden District Council

1. WD/2015/1038/FA Higham Cottage, Gardner Street, Herstmonceux - 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)

Correspondence

1. WDC - copy of Certificate of Lawful Use or Development in respect of Robins, Chilsham Lane, Herstmonceux.
2. WDC - copy of briefing note on the conversion of farm buildings. **Copied to councillors.**
3. WDC - copy of advice to councillors re planning. **Put in councillors' folders.**
4. WDC - re the Welcome Stranger, Church Road, Herstmonceux - application for a Certificate of Lawful Use. The Council supports this application as it is aware that the Welcome Stranger has been used as a residential property for at least ten years.
5. WDC - informing the Council that that it has withdrawn the Strategic Sites Local Plan from the Local Plan examination process.