

HERSTMONCEUX PARISH COUNCIL

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

Tel: 01323 833312

E-mail: clerk@herstmonceuxparish.org.uk

www.herstmonceuxparish.org

Minutes of the Planning Committee Meeting held at 7.30pm on Tuesday 8 September 2015 in the small hall in Herstmonceux Village Hall.

Present: Councillors J. Angear, J. Alder, A. Ashley, M. Goodsell (delayed), B. Naish, S. Nash and I. Stewart. Wealden District Councillor A. Long.

31 members of the public.

Apologies were received and accepted from Councillors. M. Bradshaw, H. Kenward, C. Stirling-Reed and M. von Barnholt Krag.

In the time set aside for public questions and comments the following residents spoke against application WD/2015/1379/O Land adjacent to West Terrace, Herstmonceux:

Miss Seymour made the following comments:

- She has only recently moved to James Avenue but is aware of the previous application which was refused by Wealden District Council.
- She is concerned about this application and that not residents are aware of the application.
- There has been a recent inspection of the site and asked if this was for parish councillors.
The Chairman informed Miss Seymour that the inspection was not by members of Herstmonceux Parish Council.
- She considers that parking in West Terrace a problem as it is very narrow and any development will add to the problem.
- Traffic in West End a problem.
- She notes that this application is for only four dwellings and is concerned that this may lead to further application

Mr J. O' Brien made the following comments:

- The applicant has access along West Terrace but perhaps will need a Change of Use of the Field Permission for development on a Green Field site.
- The access road is privately owned and any changes requested by ESCC Highways to the road and entrance would need the consent of owners. The owners have all expressed their objection to the application and will not agree to the changes.
- The residents (and their visitors) in West Terrace have a legal right to park outside their properties.
- West Terrace is too narrow for 2 way traffic.
- In places the road is only 2.5 metres wide and the refuse trucks are unable to get past this point at 4 West Terrace.
- There is no footpath and the proposed increase in traffic could be dangerous to residents.
- There would be a substantial negative impact of additional traffic on an adjacent 16 century building and the existing dwellings in West Terrace and Sunrise Bungalows, including traffic noise, overlooking and loss of privacy.
- The site is on or adjacent to the AONB - WDC comments on previous application state that there is a need to preserve character and landscape of Herstmonceux and the open countryside. The comments also state that development at this site should be resisted.

Mr D. Hockings made the following comments:

- Summarise opinions of local residents.
- ESCC Highways Report - conditions cannot be met, adjacent landowners in West Terrace and adjoining West Terrace will not agree to any changes to the road or the entrance to West Terrace.
- No changes to site since last refusal by Wealden District Council which detailed problems with drainage, water run-off, the proximity to the AONB, outside the Development Boundary and problems with access for services.
- Four luxury bungalows are not appropriate for site.
- This proposed development could led to further development at the site.
- Incremental development would not benefit the community with affordable housing etc
- All previous applications for the site have been refused.
- No benefits to the community e.g. affordable housing for local residents.
- Council should reflect the views of the local residents and refuse the application.

The applicant Mr K. Cornwall spoke in favour of the application:

- He does not own access road although he has full unrestricted right of way as shown in Title ESX 201795.
- Mr Goodsell has a conditional Agricultural Right of Way.
- The proposed dwellings would have an independent drainage bio system and not connect to the main drainage.
- The site is outside AONB.
- This is an outline application with no details about the proposed dwellings.

1. Applications

The Planning Committee was inquorate for the following application WD/1379/O land adjacent to West Terrace.

Following advice from Mr K. Williams, Head of Planning at WDC, comments from Councillors J. Angear, J. Alder, A. Ashley, B. Naish and S. Nash are recorded. This is not a formal response from Herstmonceux Parish Council. The councillors strongly object to the application:

- The site is outside the Village Development Boundary.
- The site is adjacent and impacts on the AONB - the councillors support the comments from Campaign to Protect Rural England to oppose the proposed development.
- The problems with access ownership is a civil matter.
- The site is unsuitable for the proposed development.
- The councillors support the residents' objections to the proposed development on the site.
- The proposed dwellings would increase in traffic in West End and any development on this site would increase traffic movements in West Terrace and have a negative impact on the residents.
- The application site is to the north of the village and development in this area should be resisted.
- If this application is approved on a section of the field, it may lead to future development of the rest of the site.
- The small proposed development does not benefit the community as there would be no need for affordable housing if the application was approved.

Application: WD/2015/1379/O - Councillor I. Stewart Declared an Interest as he has business interests with the applicant.

Location: Land adjacent to West Terrace, West End, Herstmonceux.

Description: Four new dwellings and access.

Parish Council comments to Wealden District Council: The Council was inquorate see above for councillors' comments on the application.

Application: WD/2015/1632/F

Location: Gingers Green Farm, Gingers Green, Herstmonceux.

Description: Erection of open front covered vehicle store.

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

- It is an overdevelopment of the site.
- The proposed development would be very visible in the countryside.
- The reasons for the proposed vehicle store are not clear.

Application: WD/2015/1654/F

Location: 5 Blanshard Close, Herstmonceux.

Description: New wood burner to be fitted to new approved single storey extension with flue running up the rear wall of the property.

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

Application: WD/2015/1683/F

Location: Southlea, Stunts Green, Herstmonceux.

Description: Proposed garage conversion.

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

- It appears to create a separate dwelling with no curtilage.
- The site is outside the Development Boundary.
- The access to the site is for a garage and not a dwelling.
- There is no information about the drainage from the proposed dwelling.
- If WDC approves the application, the dwelling should be tied to the existing property.

Application: WD/2015/1664/O

Location: Land adjoining 1 Ferndale, Herstmonceux.

Description: Proposed residential development.

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

- This is outside the Development Boundary.
- It is an overdevelopment of the site.
- The development would lead to an increase of traffic on to the A271

Application: WD/2015/1307/F - Councillor S. Nash Declared Prejudicial Interest as he lives in the adjacent property. He left the room whilst the application was discussed

Location: 2 The Willows, Gardner Street, Herstmonceux.

Description: Change of use from Retails (A1) to Take-Away (A5) at ground floor and beauticians (Sui Generis) at first floor. Amended site location plan received.

Parish Council comments to Wealden District Council: The Parish Council, whilst not objecting to new businesses coming to the village of Herstmonceux, would object to the introduction of the fish and chip take away shop at these particular semi-detached premises for the following reasons:

1. The shop, and in particular the proposal of a new access door, would lead directly onto a shared drive.
2. There are Health and Safety concerns as to where waste bins and the storage of cooking oil, both new and waste products, are to be kept.
3. The parking of vehicles at or near to the premises which is just a few yards from a very dangerous blind corner in Gardner Street, leading onto a mini roundabout, are of a major concern to the Parish Council.
4. The nature of the proposed take-away would generate a lot more litter in the immediate area of the premises, and would create a problem for the Parish Council and to local residents.
5. That because of the location of the premises, being semi-detached and amongst other residential property there are serious concerns in respect of the amount of odour pollution that would be generated.
6. That the waste products from the take-away could cause problems with regard to the drainage systems within the Gardner Street area.

Application: WD/2015/1839/O - Councillor I. Stewart Declared an Interest as an friend of the applicant.

Location: Land adjoining 2 The Firs, West End, Herstmonceux.

Description: Proposed dwelling and parking spaces.

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

- The size of the plot for the proposed development appears too small for the dwelling.
- The proposed dwelling and the division of the garden of 2 the Firs to create two separate dwellings with very small gardens would have a negative impact on both dwellings.
- This outline application means that there is no information about how the property could impact on the neighbouring properties.
- The Council thinks that this infill dwelling adds to the increase of the density of housing in the village.
- A new dwelling would add to the traffic problems in West End which has been brought to the attention of ESCC Highways on numerous occasions.
- This proposed development could lead to more parking on West End and add to the traffic problems.

Application: WD/2015/1735/FR

Location: Land adjoining the Rocks Smallholding, Victoria Road, Windmill Hill.

Description: Retrospective application for change of use of land to small builders yard and storage of vehicles.

Parish Council comments to Wealden District Council: The Council supports this retrospective application in particular the use of the access as shown on the drawings.

2. To receive information from Wealden District Council on recent planning applications - none.
3. Correspondence Letter from Mr N. Daines referring to scheme called A New Homes Bonus Scheme. **The clerk will obtain more information and report to the September Council Meeting.**