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HERSTMONCEUX PARISH COUNCIL

Minutes of the Planning Committee Meeting of Herstmonceux Parish Council held at 7.00pm on Monday 18 January 2016 in the small hall in Herstmonceux Village Hall.

Present: Councillors Mrs J. Alder, Mrs J. Angear, Ms A. Ashley, Mr M. Bradshaw (Reserve Councillor), Mr M. Goodsell, Mrs H. Kenward, Mr B. Naish (arrived 7.15pm), Mr S. Nash, Mr I. Stewart, and Mrs C. Stirling-Reed (Reserve Councillor).

16.01.01 Apologies and reasons for absence - none.

16.01.02 The minutes of the Planning Committee Meeting held on 8 December and the applications discussed at the Full Council Meeting on 14 December 2015 are confirmed.

16.01.03 Declaration of Interests on the agenda items below;

- i. Councillor Mrs H. Kenward Declared a Prejudicial Interest in the discussion about application WD/2015/1379/O – West Terrace, West End, Herstmonceux as her husband is an architect who has commented on the applicant's previous applications.

Councillor Mr M. Goodsell Declared a Prejudicial Interest in the discussion about the appeal which has been submitted to the Planning Inspectorate in respect of application WD/2015/1379/O – West Terrace, West End, Herstmonceux as he owns the adjoining land to the site.

Councillors Mr I. Stewart Declared a Prejudicial Interest in the discussion about the appeal which has been submitted to the Planning Inspectorate in respect of application WD/2015/1379/O – West Terrace, West End, Herstmonceux as he is the applicant's solicitor.

Councillors Kenward, Goodsell and Stewart left the room whilst the item was discussed.

- ii. Councillor Mr I. Stewart Declared an Interest in the Planning Inspectorate's Decision re Higham Cottage, Gardner Street, Herstmonceux as he has previously acted as the applicant's solicitor.

16.01.04 The following applications were discussed:

Application: WD/2015/2462/F

Location: Church Farm, Church Road, Herstmonceux.

Description: Demolition of existing agricultural buildings and erection of a roundhouse livestock building.

Parish Council comments to Wealden District Council: The Council supports this application from a local business to improve the facilities but notes that the application does not include any reference to the disposal of any slurry from the site.

Application: WD/2015/2423/F

Location: Former public convenience, Hailsham Road, Herstmonceux.

Description: Demolition of existing public convenience and replacement with a detached four bedroom house.

Parish Council comments to Wealden District Council: The Council strongly objects to the application:

- The Council notes that the site is still owned by Wealden District Council.
- It is an over development of the site.
- The proposed dwelling is out of keeping with the location.
- The site should be considered for alternative uses e.g. business use or a smaller dwelling unit. The Council understands that a local business owner may be interested in discussing a business proposal for the site.

- The proposed dwelling has inadequate parking for a four bedroom dwelling and will lead to parking spaces in the WDC car park being used as private parking. The car park is well used and has a 23 hour parking limit and should not be considered as appropriate parking for a new dwelling. The Council understands that WDC has recently issued tickets to cars owned by residents in nearby properties for exceeding the parking time limit.
- The proposed vehicular access to the site will need to cross a marked zig zag adjacent to the zebra crossing.
- The zebra crossing was installed outside the primary school to allow a safer crossing for pedestrians and particularly for school children accessing the school.
- Any vehicle accessing or exiting from the proposed parking will have poor visibility and pedestrians will have poor visibility of any vehicles leaving the proposed parking space.
- The proposed dwelling is adjacent to the sloping footpath from the WDC car park and there is no information about the safety railings. These safety railings are important as many children and families use the path from the car park, particularly at school times.
- The requirement for waste bins for the property to be located at the front of the property will cause an obstruction to pedestrians.
- There is no information about the telephone box which is in current use. BT has not informed the Parish Council that the telephone box will be relocated or taken out of service.
- There is no information about the relocation of the existing cycle rack which is regularly used by residents and visitors to Herstmonceux.
- If a dwelling/business is approved at the site, conditions should be imposed on the hours of work, the parking and access of builders' and delivery vehicles to ensure the safety of car park users and children, families accessing the school.

Application: WD/2015/2775/F and WD/2015/2776/LB

Location: The Brewers Arms, Gardner Street, Herstmonceux.

Description: Installation of pizza oven and extract through roof. Two windows formed in modern walling viewing the pizza oven.

Parish Council comments to Wealden District Council: The Council supports these applications:

- The proposed extraction will improve the rear of the site as the existing venting affects the outside seating area.
- The proposed changes will improve a local business.

16.01.05 Correspondence

- WDC - informing the Council that an appeal has been submitted to the Planning Inspectorate in respect of application WD/2015/1379/O – West Terrace, West End, Herstmonceux.

Herstmonceux Planning Committee Meeting held on 8.09.15 was inquorate and comments from the following five parish councillors, Councillors Mrs J. Angear, Mrs J. Alder, Ms A. Ashley, Mr B. Naish and Mr S. Nash were recorded. This was not a formal response from Herstmonceux Parish Council.

However, the Committee agreed by a majority decision that the following objection would be sent to the Planning Inspectorate, proposed by Councillor Mrs J. Alder, seconded by Councillor Mr S. Nash. Councillor Mr. M. Bradshaw abstained from the vote.

Herstmonceux Parish Council strongly objects to the application:

- The site is outside the Village Development Boundary.
- The site is adjacent and impacts on the AONB - the Council supports 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 Council supports 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.
- ii. WDC - Decision Notice for application WD/2015/0136/MAJ Lime Roughs, Herstmonceux. **Copied to all councillors.**
- iii. WDC - informing the Council of the Planning Inspectorate Decisions re Higham Cottage, Gardner Street, Herstmonceux and Elmshurst Cottage, Dacre Road, Herstmonceux. **Copied to all councillors. The Council agreed that the Clerk will contact WDC Planning asking if action will be taken on the outstanding Enforcement Notice.**
- iv. WDC Planning Approvals
 WD/2015/2361/FA land adjoining the Old Farmhouse, Gingers Green, Herstmonceux variation of Condition 2 attached to planning permission WD/2015/1571/F regarding bat survey submission.
- WD/2015/2168/F Bamburi, Joes Lane, windmill Hill - removal of existing workshop and the construction of a detached garage, installation of underground storage tank.