

MINUTES

HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE

**Monday 26th September 2016, 7.00 p.m.
Village Information Centre**

Councillors in attendance: Angela Ashley; Malcolm Bradshaw; Mick Goodsell; Heather Kenward; Stephen Nash; Ian Stewart;

Clerk to the Council: Mrs Clare Harrison

Members of the Public: one

Item	Minutes	Action
1.	APOLOGIES FOR ABSENCE Received from Cllrs : Max von Barnholt Krag Jenny Alder Bryan Naish Catherine Stirling-Reed Jo Angear In the absence of the Planning Committee Chair, the Chair of the Parish Council, Cllr Ian Stewart, assumed the role of the chair for the meeting.	
2.	DECLARATIONS OF MEMBERS' INTERESTS i. Cllr Goodsell declared his regular interests in matters of private contract works on trees / hedgerow cutting and other general maintenance issues / works needed.	
3.	DISPENSATION REQUESTS i. No new dispensation requests received ii. Standing dispensation request for Cllr Goodsell re WD/2016/1977/O (not on this agenda)	
4.	PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS This item shall last not more than 15 minutes or at Chairman's discretion and no contribution shall last more than 3 minutes.	

Meeting closed 19.02pm to allow a member of the public to speak.

The member of the public offered the Council information and an aerial view photograph of the site in regard at Agenda item 5.3,
Application No. WD/2016/2147/F.

Members of the Council has used some of the suspension of Standing Orders to view the photograph provided which has been circulated around the table.

The member of the public was asked to finalise his summary of information as a reminder of the limit on the 3 minutes speaking time.

The meeting reopened 19.07pm

5. PLANNING APPLICATIONS RECEIVED

Consideration of Planning Applications including those received after this agenda has been published:

Clerk - Comments to be submitted.

5.1 Application No. WD/2016/2107/F

Application Type: Full

Expiry date for comments: 5 October 2016

Grid Reference: 562945 112973

Case Officer: Ms A Choudhury Tel: 01892 602473

Location: NEW BARN FARM, STUNTS GREEN, HERSTMONCEUX, BN27 4PL

Description: PROPOSED BARN

Applicant: Mrs Daphne Elphick

Agent: Baker Architectural Ltd

Council comments and observations:

Cllr Goodsell queried whether he needed to raise a Prejudicial Interest in this matter as the applicant's farm is situated in close proximity to his and Cllr Goodsell does contracted work for them. As per Cllr Goodsell's other contracted work, his interests were not deemed to be sufficient prejudicial interest for him to abstain from discussions and agreeing comments and observations. The land in the application does not directly affect Cllr Goodsell's own land or property so insufficient prejudicial interest was agreed to this query also. Cllr Goodsell remained in the room.

The location of the proposed build was discussed as not going to duly impact neighbouring properties, sited below the levels of Robins barns the proposed build would only be seen from the road.

There were no objections offered but the Council observed that trees or screening around the build would enhance the development and be in keeping with surrounding area. The build will support the promotion and development of rural enterprise.

All in favour

5.2 Application No. WD/2016/2139/O

Application Type: Outline

Expiry date for comments: 11 October 2016

Grid Reference: 562375 112663

Case Officer: Mr A Battams Tel: 01892 602487

**Clerk - Comments to
be submitted.**

Location: ROBIN POST, GINGERS GREEN, HERSTMONCEUX, BN27
4PT

Description: PROPOSED DETACHED DWELLING.

Applicant: Mr & Mrs W Martin-O'Donoghue

Agent: Dowsett Associates

Council comments and observations:

This application was discussed at length.

Arguments in favour of this application suggested that:

- Gingers Green already had a small housing area and that the council do not want to stifle growth and the village needs smaller developments.
- Approving this development would have implications for further development in the area.
- The further development potential for a whole row of houses would not necessarily fit identified priorities for the village i.e housing suitable for young people or older families.
- Developers no longer had to provide this range of housing due to changes in law. They can propose but not have to act on this.
- There would be no impact on adjoining properties.
- This is not AONB.

Arguments against this application suggested that:

- Consistency needs to be key in responding to applications of type and referred back to an application that they had recently objected to for a proposed dwelling in a rural area, access by a narrow country lane.
- This application is outside the development boundary.
- The land is located down a narrow small country lane heavily used by cyclists, horses and walkers leading to a bridle path and green lane access. Any increased traffic a danger to the users.
- The application creates a precedent for other single dwelling developments on Gingers Green lanes, leaving room for infill applications.

- Access difficulty for the cottages who have no parking spaces, parking already an issue.

The decision was not unanimous so it went to vote. Cllr SN proposed to object, four Cllrs agreed to the objection, two Cllrs voted to approve the application. The majority vote was to object.

The Council **object** to this application:

- This application is outside the development boundary.
- The land is located down a narrow small country lane heavily used by cyclists, horses and walkers leading to a bridle path and green lane access. Any increased traffic a danger to the users.
- The application creates a precedent for other single dwelling developments on Gingers Green lanes, leaving room for infill applications.
- Parking in this area is already an issue. The development would create access difficulties for the cottages in the vicinity who have no parking spaces.

5.3 Application No. WD/2016/2147/F

Application Type: Full

Expiry date for comments: 11 October 2016

Grid Reference: 562977 114262

Case Officer: Ralph Forder Tel: 01892 602496

Clerk - Comments to be submitted.

Location: STUDDENS FARM, STUDDENS LANE, HERSTMONCEUX, BN27 4QS

Description: DEMOLITION OF REDUNDANT AGRICULTURAL BUILDINGS AND THE CREATION OF A FOUR BEDROOM HOUSE WITH ADJOINING STABLES AND PLANT ROOM AND NEW LAND OWNERSHIP.

Applicant: Strong Design

Agent: Strong Design

Council comments and observations:

This application was discussed at length.

Councillors regarded historic planning applications to this land which highlighted the AONB being disregarded as a protected environment. Council raised concerns that this had set a precedent for further applications and although development may not be able to be stopped, the AONB must be taken into account as a priority this time.

As a result, the council disagree entirely to earlier application WDC approval and **object to this application** for the following reasons:

www.herstmonceuxparish.org

Clerk: clerk@herstmonceuxparish.org.uk
Finance Officer: finance@herstmonceuxparish.org.uk

- The development lies in the AONB and is therefore outside permitted development rights of conversion of farm building to residential.
- The application lies outside the development boundary.
- Access difficulties down existing lanes.
- Overdevelopment of the site and the area.
- Proximity to neighbours is overbearing.

The Council add that should this application be approved; a restriction be added with particular regard to bullet points 4 & 5 above:

- Any proposed development should be restricted to the height of existing buildings / single storey as per other development in the area.

6. CLOSE OF MEETING
Meeting closed at 19.40pm

Date of Next PLN(COM) Meeting - 11th October 2016