

MINUTES

HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE

**Tuesday 11th October 2016, 7.30 p.m.
Small Hall, Herstmonceux Village Hall**

Councillors in attendance: Jenny Alder; Jo Angear - **Ch**; Angela Ashley; Malcolm Bradshaw; Mick Goodsell; Stephen Nash; Catherine Stirling-Reed;

Clerk to the Council: Mrs Clare Harrison

Members of the Public: Six

Item	Minutes	Action
1.	APOLOGIES FOR ABSENCE	

The Chair opened the meeting, welcomed councillors and the members of the public and reminded all present that the meeting was being recorded.

Apologies were received from Councillors:

Ian Stewart
Heather Kenward
Max von Barnholt Krag
Bryan Naish

Apologies Accepted

2. DECLARATIONS OF MEMBERS' INTERESTS

- i. Cllr Angear declared a prejudicial interest in planning application WD/2016/1980/F as the applicant is her daughter.
- ii. Cllr Angear declared a prejudicial interest in planning application WD/2016/1977/O.
- iii. Cllr Goodsell declared an interest in planning application WD/2016/1977/O. Cllr Goodsell's Dispensation holds for this application until 05/03/17.
- iv. Cllr Goodsell declared his regular interests in matters of private contract works on trees / hedgerow cutting and other general maintenance issues / works needed on other applications.

The clerk advised that Cllr Goodsell's other declared interests were not of a prejudicial matter to the applications themselves and therefore recommended that Cllr Goodsell remain in the meeting and be fully conversant in conversations and decisions taking. **All in agreement.**

3. DISPENSATION REQUESTS

- i. No new dispensation requests received.
- ii. Standing dispensation request for Cllr Goodsell re WD/2016/1977/O.

4. PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS

The members of the public were identified as wishing to speak on planning items:

Application No. WD/2016/1980/F

Application No. WD/2016/2096/MAO

The Chair suggested that the public take their 3 minutes speaking time as the relevant planning application items arose but that the agenda order should be altered for the convenience of the general public and that their items of interest should come first on the agenda.

All in agreement.

5. PLANNING APPLICATIONS RECEIVED

5.1 Application No. WD/2016/1621/F

Application Type: Full

Expiry date for comments: 18 October 2016

Grid Reference: 561934 112952

Case Officer: Mr A Battams Tel: 01892 602487

Location: THE BARN, PLUM HILL FARM, STUNTS GREEN, HERSTMONCEUX, BN27 4PN

Description: THE ERECTION OF A DWELLING TO REPLACE EXISTING BARN.

**Clerk -
Comments
to be
submitted.**

Council comments and observations:

- The plans were not typical of a Sussex design
- Access via the current entrance raised some concerns
- Landscaping would enhance the application design
- The revised application was an improvement on the original design

The Council **Approved** this application with the conditions below.

- The council would like to see increased planting that would improve the visual impact.
- The council wish to re-raise their comments that road improvements are needed to the current entrance which is a single track road that now houses six developments on the land. The road affords no passing places for emergency vehicles and this needs to be addressed.

5.2 Application No. WD/2016/1977/O Application

Type: Outline

Expiry date for comments: 17 October 2016

**Clerk -
Comments**

Grid Reference: 563749 111196
Case Officer: Ralph Forder Tel: 01892 602496
Location: LAND ADJOINING BARN COTTAGE, CHURCH ROAD,
HERSTMONCEUX, BN27 1RJ
Description: ERECTION OF A 3 BEDROOM COTTAGE WITH GARAGE
Revised access arrangements

**to be
submitted.**

Cllr Angear left the room at 20:28hrs.

Council comments and observations:

The Council **Object** to this application and wish to state that whilst the neighbouring property concerns regarding light pollution have been addressed in this re-submission, there are still the wider issues of concern as per the Parish Councils former objection, for the reasons as follows, for re-submission :

- The Council observed that the proposed development lay outside the village development boundary.
- The Council raised their concerns that that to use the land for the proposed development as an infill site would create a precedent for other green space around the area to be used in a similar way. In light of this discussion the Council agreed that they must defend the boundary areas to maintain the green spaces that are key to the preserving the nature of the village.
- The Council commented that the development would detrimentally impact on neighbours through the increase in traffic, in particular due to the proposed use of a cesspool for waste water which would result in large vehicle access being needed.
- The council raised concerns about the negative impact on trees which the plans show densely populating a large area of the site boundary.

Cllr Angear re-joined the meeting at 20:36hrs.

Cllr Ashley left the Planning Committee meeting at 20.36hrs.

5.3 Application No. WD/2016/1980/F

Application Type: Full
Expiry date for comments: 12 October 2016
Grid Reference: 560887 115401
Case Officer: Ralph Forder Tel: 01892 602496
Location: SHEEPWASH FARM, HAMMER LANE, COWBEECH, HERSTMONCEUX,
BN27 4JN
Description: DEMOLITION OF AGRICULTURAL BUILDINGS AND REPLACEMENT
WITH NEW DWELLING AND GARAGE

**Clerk -
Comments
to be
submitted.**

Cllr Angear left the room at 19:45hrs.

It was proposed and agreed by all that Cllr Nash take the chair for this planning item. All in agreement.

Council comments and observations:

- For matters of consistency, the Council felt duty bound to agree to this application as its nature was reflective of item Application No. WD/2016/1621/F and the former application had already been approved of (with conditions attached)
- Attached conditions and comments on the former application design had been listened to and the design application improved upon resulting in this plan that was more in keeping with the Sussex style of housing.

Standing Orders were closed at 19:46 to allow a member of the public to answer Council questions.

- It was clarified that the footprint of the proposed application was smaller than the existing barn and original bungalow application.
- It was confirmed that the submitted documents included a drawing of the plans from the road view.

Standing Orders were resumed at 19:47.

Council comments and observations CtnD:

The Council **Approved** this application noting that:

- The planned build was in traditional Sussex style.
- And was therefore in keeping with the local area.
- A previous application for this site had already been approved.
- Reasonable compromises to the suggested conditions had been taken
- The revised plan was less imposing and had a smaller footprint.

Cllr Angear re-joined the meeting at 19:48hrs.

5.4 Application No. WD/2016/2206/F

Application Type: Full

Expiry date for comments: 19 October 2016

Grid Reference: 561168 111338

Case Officer: Laura Field Tel: 01892 602515

Location: 2 GILRIDGE FARM COTTAGES, UNDER ROAD, MAGHAM DOWN, HERSTMONCEUX, BN27 1QD

Description: PROPOSED DETACHED GARAGE AND TIMBER SHED

**Clerk -
Comments
to be
submitted.**

Council comments and observations:

Council **Object** to this application on the grounds that:

- Council observed that the application is a self-contained unit, with a ground floor and a first floor, housing a kitchen and an en-suite. It is not the detached garage and timber shed that has been applied for as per planning application, supporting papers and design drawings.

5.5 Application No. WD/2016/2293/F

Application Type: Full
Expiry date for comments: 17 October 2016
Grid Reference: 564615 112344
Case Officer: Jane Sabin Tel: 01892 602558
Location: 1 WOODBINE COTTAGES, VICTORIA ROAD, WINDMILL HILL,
HERSTMONCEUX, BN27 4TB
Description: SINGLE STOREY SIDE AND PART REAR EXTENSION

**Clerk -
Comments
to be
submitted.**

Council comments and observations:

Council agreed **in principle** to **Approve** this application subject to:

- A proviso is requested that the design of the single storey extension takes existing and neighbouring property design into account.
- This is to ensure kerb appeal that must be in keeping with the surrounding properties.

5.6 Application No. WD/2016/2096/MAO

Application Type: Major Application - Outline
Expiry date for comments: 27 October 2016
Grid Reference: 562957 112082
Case Officer: Ralph Forder Tel: 01892 602496
Location: LAND ADJACENT TO GEO COLLINS HONDA, HERSTMONCEUX
SERVICE STATION, HAILSHAM ROAD, HERSTMONCEUX, BN27 4JU
Description: OUTLINE APPLICATION FOR THE ERECTION OF 17
DWELLINGHOUSES, INCLUDING ACCESS & AFFORDABLE HOUSING

**Clerk -
Comments
to be
submitted.**

Standing Orders were suspended at 19:50 to allow members of the public to speak. Two members of the public wished to accept the invitation to speak for 3 minutes each.

Applicant Peter Collins spoke of his long standing connections with the Village of Herstmonceux through his family, childhood and as a current local business man. He confirmed that the family owned land had been put forward for development as a direct response from the call from WDC and the Neighbourhood Plan for potential development sites. He acknowledged local concerns over large developments in the village and highlighted that due consideration had been taken with regards to local concerns in his application which he summarised was for 17 houses, including 5 affordable - a sympathetic development and protective of the ancient woodland surrounding the site.

Patrick Coffey spoke of the application in terms of being sympathetic to local concerns and community proposals, highlighting the benefits of the CIL funding that would be raised for the Parish through the development. PC highlighted that the land was not in AONB, was well screened from the main road, the site of the land was easily accessible for community facilities,

planting for consideration of Ferndale Cottage residents and through pre-application meetings that all environmental issues had been carefully and considerably addressed at this outline planning stage with the inclusion of ongoing protection and management plans for the ancient woodland.

The Chair thanked the members of the public for their contributions and
Standing Orders were resumed at 20:00hrs

This application resulted in detailed discussion by the table.

Matters of concern raised were:

- Consideration of the residents at the Ferndale Cottages and potential light pollution via the proposed access despite the proposed planting.
- Visibility of proposed access and disruption to Ferndale residents from passing traffic from 17 new family homes called for suggestions for alternative placement of the access road to the site.
- Concerns for protected species that were mentioned in the environmental audit.
- Potential oversupply of affordable housing when taken into account with the proposed larger developments for the village, namely Lime Roughs which lies adjacent to this site.
- Proximity of commercial enterprise to the development and potential for residents to call for closure in the future.
- Queried sufficiency of parking places.
- Clarification of proposed drainage and sewer efficiency.
- Land used for further development once the 17 houses passed.
- There was inconsistency in the provision of garages for 2 of the houses which may render these plots less appealing.

Standing Orders were suspended at 20:19hrs to allow for a further member of the public, the architect, to respond to the queries raised. The request for clarification with the drainage and sewage systems were answered by further explanation of the systems shown in the planning documents and that these had been accepted by WDC. The Ecology query was referred back to the protection conditions that would be implemented. The affordable housing concerns was met with further explanations about starter homes scheme and that these may not be needed in the final application due to changes in law but a request to also consider this application in isolation to further proposals for the village which were not yet even at outline planning stage. Parking places were available for the plots in addition to garages. Additionally, that the proximity to the business units had been thought through.

A final response was offered on the subject of disturbance to the Fernbank Cottages that although additional screening may be needed as extra protection against light pollution that the suggestion to move the access to further towards the Collins Honda entrance could be considered at the more

detailed stage but that this was the most challenging part to change as the current arrangement had been recommended by the consultant.

The Chair thanked the member of the public for their contribution and **resumed Standing Orders at 20:22hrs.**

Tabled matters in support of the application were:

- Clarification of 'affordable' housing options being part ownership starter homes in addition to social housing.
- That the development had been expected and was a response to a call for development land and had been identified as suitable for purpose.
- That the proposed site would provide a natural village boundary, high quality 'end stop' for development.
- Agreement that the 17 homes would need to be included in the WDC planned minimum 120 new homes total, as due to the prior highlighting of the potential of the site the application was clearly not a windfall and could not be considered as such.
- That additional houses were also planned for the land adjoining No.1 Fernbank.
- The council highlighted that it was clear that a lot of thought had been put into the application and Council were pleased to note that issues raised at the site visit had been taken on board.

Other considerations were:

- That the potential move of the access to the development may lead to a need for the pavement to reach further down the hill and an extension of the 30mph speed limit zone.
- That the associated costs of the above could be a potential use of CIL funding.

Council comments and observations:

The Chair of the Planning Committee asked for a proposal from the Council. It was proposed that the Herstmonceux Parish Council support this outline application in principle. There were no objections to this proposal. Once Councillor abstained from voting. All other members were in support. **Outline**

Application supported in principle that:

- The application is to be kept to 17 new homes.
- This application provides a boundary to development for the village.
- The access point for the site is revisited.

6. PLANNING CONSENTS, REFUSALS, WITHDRAWALS & APPEALS RECEIVED

WDC Approval:

Application No. WD/2016/0868/O

FOUR NEW DWELLINGS AND ACCESS.

LAND ADJOINING ELM TREE HOUSE, GARDNER STREET, HERSTMONCEUX,
BN27 4LA

Application No. WD/2016/1346/F

PROPOSED REPLACEMENT GARAGE WITH PITCH ROOF
DIAMOND HOUSE, HAILSHAM ROAD, HERSTMONCEUX, BN27 4LH

Application No. WD/2016/2103/F

CONVERSION OF 1 & 2 WAVERN COTTAGES FROM A SINGLE DWELLING BACK
TO TWO
DWELLINGS
WAVERN COTTAGE, CRICKETING LANE, HERSTMONCEUX, BN27 1QL

WDC Refusal:

None at time of publishing agenda

WDC Withdrawn:

None at time of publishing agenda

WDC Appeals:

None at time of publishing agenda

No further items had been received under this agenda item. All WDC Planning
Notices were noted by the Parish Council.

7. ITEMS REFERRED FOR PLANNING COMMITTEE ATTENTION

WDC PLANNING COMMITTEE SOUTH, 13TH OCTOBER 2016

Planning Application WD/2016/0940/F - Former Public Convenience

- i. PC representation
- ii. Agreement of arguments to be presented

**Cllr Nash –
to attend
meeting
and
feedback
to FCL on
17th Oct**

In the non-availability of the Chair of the Planning Committee and the Chair of
the Parish Council for the above meeting on the 13th, it was **proposed,
seconded and agreed** by those present, that, the Vice-Chair of the Full Council
should attend the Wealden Planning Committee South to represent the views
of the Herstmonceux Parish Council in their very strong objection to this
planning application.

The Council formally **Agreed** that the focus of the allowed 2 minutes of public
speaking should remain on the key concerns of the Parish Council already
reported on. Namely the serious general public, and in particular children and
families, safety issues with this application and the invalidity of the Highways
Report that was undertaken to address the concerns that had been raised.

8. ITEMS FOR NEXT MEETING

www.herstmonceuxparish.org

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

No items were tabled for c/f.

9. CLOSE OF MEETING

The meeting closed at 21.05hrs.

Date of Next PLN(COM) Meeting - 15th November, 2016