

## MINUTES

### HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE

**Tuesday 3<sup>rd</sup> January 2017, 7.00 p.m.**  
**Small Hall, Herstmonceux Village Hall**

**Councillors in attendance:** Jenny Alder; Jo Angear - Ch; Malcolm Bradshaw; Heather Kenward; Stephen Nash; Ian Stewart; Max von Barholt Krag.

**Members of the Public in attendance:** one

Item	Minutes	Action
<b>AGENDA</b>	<b>APOLOGIES FOR ABSENCE</b>	
1.		
17.01.01	Apologies for absence were received from Cllrs Mick Goodsell Bryan Naish Catherine Stirling-Reed	<b>Apologies to be recorded</b>
2.	<b>DECLARATIONS OF MEMBERS' INTERESTS</b>	
17.01.02	<ul style="list-style-type: none"><li>i Cllr Kenward declared a pecuniary interest in agenda item 5.2, Planning Inspectorate Ref: APP/C1435/W/16/3163493.</li><li>ii Cllr Stewart declared an interest in agenda item 5.2, Planning Inspectorate Ref: APP/C1435/W/16/3163493.</li><li>iii Cllr Bradshaw declared an interest in agenda item 5.2, Planning Inspectorate Ref: APP/C1435/W/16/3163493.</li></ul>	
3.	<b>DISPENSATION REQUESTS</b>	
17.01.03	No dispensation requests had been received by the clerk for any councillor in attendance.	
4.	<b>PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS</b>	
17.01.04	<b>Standing Orders were closed at 7.05pm</b> to allow a member of the public to speak. <b>Standing Orders were reinstated at 7.07pm.</b>	
5.	<b>PLANNING APPLICATIONS RECEIVED</b>	
17.01.05	Consideration of Planning Applications including those received after this agenda has been published:	
5.1	<b>Application No. WD/2016/2771/F</b> Application Type: Full <b>Expiry date for comments: 2 January 2017</b> Case Officer: Laura Field Tel: 01892 602515	<b>5.1 Comments and observations to be submitted.</b>

Description: PROPOSED CONVERSION OF OUTBUILDING TO DWELLINGHOUSE WITH DORMERS, AND CHANGES TO EXISTING ROOF PITCH TO PROVIDE FIRST FLOOR ACCOMMODATION

**Council Comments and Observations:**

The Parish Council offer no objections to the application but note the comments from the Met Office, in respect of any changes in height to the previous application, for consideration by WDC.

5.2 KRWD 2016 1806 O

**Planning Inspectorate Ref: APP/C1435/W/16/3163493**

Appeal by Mr and Mrs C. J. Maddock (the Appellant)

Site: LAND ADJOINING 2 THE FIRS, WEST END, HERSTMONCEUX, BN27 4NY  
Proposal: PROPOSED SINGLE DETACHED HOUSE WITH CAR PARKING SPACES

**Item to be c/f to  
FCL agenda.**

**Council Comments and Observations:**

It was noted that this item was an appeal and that *former* comments submitted by Council on 23<sup>rd</sup> August, 2016, as copied below, had remained consistent:

**Update** – an email was circulated to all members of the PLN(Com) advising members who do not have a PDI in this application that the deadline for submitting any further information to PINS is 12.01.16. Those Councillors have been requested to respond by writing to the clerk, by 10.01.16, if they have any further information that they wish to submit to PINS prior to the deadline of the 12.01.16.

***It is noted that the Council were iniquorate for this application. Council were therefore minded to state the following:***

*The Council see no change in this application excepting the proposal from a semi-detached property to a detached dwelling.*

*The Parish Council could not offer a formal resolution to this application but submit the comments below as the constituted observations of the Parish Council:-*

*Council reiterate their comments and remain minded to object to this application, raising the points as per the prior submission of this application (ref Application: WD/2015/1839/O).*

- 1. The size of the plot for the proposed development appears too small for the dwelling.*
- 2. 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.*
- 3. This application offers no information about how the property could impact on the neighbouring properties.*
- 4. The Council thinks that this infill dwelling adds to the increase of the density of housing in the village.*
- 5. 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.*
- 6. Despite the provision of parking space, this proposed development could lead to more parking on West End and add to the traffic problems.*

*In addition:*

*Should this subsequent planning application be approved, the Council are minded to propose that prior conditions set out in the Notice of Decision are attached.*

Due to three of the present councillors declaring an interest in this agenda item, Council refrained from agreeing if any further comments and observations would be submitted to the appeal and **Deferred** this item to FCL on 16<sup>th</sup> January, 2017.

5.3 **Application No. WD/2016/2951/F**  
Application Type: Full  
**Expiry date for comments: 12 January 2017**

**5.3 Comments  
and observations  
to be submitted.**

Case Officer: Laura Field Tel: 01892 602515  
Location: UPPER HOUSE FARM, NEW ROAD, HERSTMONCEUX, BN27 1PX  
Description: THE DEMOLITION OF AN EXISTING AGRICULTURAL BUILDING AND THE ERECTION OF A NEW DWELLING.

**Council Comments and Observations:**

There were no objections in principle to this application.

- **The proposed build falls within General Permitted Development rights for agricultural buildings.**

Observations:

- Herstmonceux PC note and support the Engineer and Countryside Officer, Protection of public amenity' criteria, regarding the conditions outlined for retaining the public right of way to remain clear and unobstructed at all times.
- Concerns were expressed about the height and positioning of the proposed build which sits adjacent to the highway and would be dominant on the landscape.
- The design was thought to be of a style that was not in keeping with local housing.

However, with regard to the Parish Councils observations above, bullet points 2.3 and 2.4 of the Design and Access statement offering the comments from WDC Planning Officer, are noted:

*2.3 The pre-application discussion focussed around a proposal for a dwelling constructed in the design of a traditional rural farmhouse. This was not deemed acceptable by Ms Field who commented that "the overtly domestic design of the replacement building which, in the context of this group of utilitarian structures, was considered an inappropriate approach" and any new dwelling should "take greater reference from the existing structure in terms of its height and providing a more simple form and agrarian character".*

*2.4 Ms Field also commented that the proposed relocation of a new building was not acceptable and that a new dwelling should "be more closely related in siting to the existing buildings and farm complex".*

5.4 **Application No. WD/2016/2758/LB**  
Application Type: Listed Building Consent  
**Expiry date for comments: 12 January 2017**

**5.4 Comments  
and observations  
to be submitted.**

Case Officer: Ms A Choudhury Tel: 01892 602473  
Location: 2 SCHOOL HOUSE, COMPHURST LANE, WINDMILL HILL,  
HERSTMONCEUX, BN27 4RU  
Description: INSTALLATION OF A NEW SUMP AND PUMP IN THE CELLAR.

**Council Comments and Observations:**

There were no objections to this application.

**6. PLANNING CONSENTS, REFUSALS, WITHDRAWALS & APPEALS RECEIVED**

17.01.06 Notification of notices received, including those that arrive after this agenda has been published:

**WDC Approval:**

**6.1 Application No. WD/2016/2542/O**

DEMOLISH REDUNDANT BUILDINGS USED FOR FORMER NURSERY/TEA ROOM AND  
ERECT A DETACHED DWELLING COOPERS CROFT NURSERY, NEW ROAD,  
HERSTMONCEUX, BN27 1PX

**6.1 Clerks letter  
to WDC**

For the recording of these minutes it is noted that following the Herstmonceux Parish Council Planning Committee meeting on 15.11.16, the submitted response on 17.11.16 to WDC with regard to this application was as follows-

**Council comments and observations:**

*The (Herstmonceux Parish) Council acknowledged that this application is within a Wealden Potential Development site however Council noted that:*

- *In purposes of consistency, other single dwelling planning applications outside of the boundary area have been objected to.*
- *The application is misleading in its presentation of the demolition of redundant horticultural buildings. This is because the development site is marked outside of the area that the redundant buildings are situated in.*
- *The buildings shown in the photographic sections of the Design and Access statement are not within the development area.*
- *The land of the proposed dwelling site is an open garden area.*
- *The council therefore conclude that the development site is not brownfield land.*

**Council objects to this application for the reasons below:**

- *In the view of the Council, the application is misleading in its presentation. The proposed development does not lie on the footprint of the buildings that are to be demolished, is not a new build on brownfield land and is in variance with local planning policy.*
- *The application is an individual development and would make no significant contribution to meeting the housing need in the area.*
- *The development site lies outside of the designated Village Development Boundary, detached from the main village settlement of Herstmonceux where the restrictive countryside policies resist the provision of new housing without special justification.*
- *The proposed build site is within an isolated rural location where housing would not provide for any significant increase in support or other benefits to existing rural services or communities.*
- *Public transport is limited and the development site would have limited access to alternatives to the private car for accessing local facilities and services.*

The return comments within the WDC issued Approval Notice, dated 22.12.16, were as follows:

*Response to Parish Council: The Parish Council's comments are noted. The revised siting of the dwelling compared to the redundant shop/tea room building flows from pre-application*

*discussions with Officers and establishes a more practical arrangement relative to the retained cattery business, so as not to undermine its ongoing operation, and more appropriate relationship with the existing dwelling and pattern of development within the surrounding area. The dwelling would be located upon land associated with the wider commercial unit, having previously been used as a display area for the garden centre. As such the scheme is considered a suitable candidate under the Council's 'flexible approach' which builds on permitted development rights for the conversion of redundant agricultural buildings and does not rely upon the accessibility of the location being tested. In any event, the site is only a short distance from the village where there is a basic range of services available.*

*Subject to detailed assessment at reserved matters stage, the scheme is considered to represent sustainable development. The Council's housing land supply position adds further weight and it is concluded that permission should be granted.*

Council were informed that the Clerk had spoken with WDC to ask if information from Pre-Application Meetings would be made more widely available in the future but had been advised that '*discussions between the Council and the Agent are treated in confidence, hence why you could not find these papers online. There are no plans to make such information available in future*'.

Council expressed their disappointment with this response and discussed perceived issues of transparency as a result of this policy, voicing that the District Council and its Parish Councils discussions do not always run along the same lines. The PC felt that being in receipt of Pre- Application meeting discussion summaries would assist PC's in their making of comments and observations through the provision of more background information. The clerk was asked to write to WDC to express these sentiments.

- 6.2 **Application No. WD/2016/2096/MAO**  
OUTLINE APPLICATION FOR THE ERECTION OF 17 DWELLINGHOUSES, INCLUDING ACCESS AND AFFORDABLE HOUSING.  
LAND ADJACENT TO GEO COLLINS HONDA, HERSTMONCEUX SERVICE STATION,  
HAILSHAM ROAD, HERSTMONCEUX, BN27 4JU

Approval Notice acknowledged.

- 6.3 **WDC Refusal:**  
**Application No. WD/2016/2630/F**  
DEMOLITION OF EXISTING PUBLIC CONVENIENCES AND REPLACEMENT WITH A DETACHED THREE-BEDROOM HOUSE.  
FORMER PUBLIC CONVENIENCES, HAILSHAM ROAD, HERTSMONCEUX, BN27 4LP

Refusal Notice acknowledged.

7. **ITEMS FOR PLANNING COMMITTEE ATTENTION AND DISCUSSION**  
17.01.07

i. WD/2016/2096/MAO – Land Adjacent to Geo Honda Collins  
No further action discussed, requested or agreed at this time.

[www.herstmonceuxparish.org](http://www.herstmonceuxparish.org)

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

- ii. Former Public Convenience, Herstmonceux – Application and awaited Appeal

The receipt of written representations by WDC in respect of application WD/2016/0940 was acknowledged by the Parish Council. No documents available yet on PINS at time of meeting, reference number APP/C1435/W/16/3161953. PINS appeal deadline for comments is set at 03.02.17.

**Clerk to include  
this item on  
January FCL  
meeting**

8. **ITEMS FOR NEXT MEETING**

17.01.08

- i Lime Cross Development -Review of applications and Parish Project Plans
- ii Lime Roughs – any available updates

**Clerk to include  
this item on next  
PLN(Com)  
agenda**

9. **CLOSE OF MEETING**

17.01.09

**The meeting closed at 7.45pm**

Date of Next PLN(COM) Meeting - 14<sup>th</sup> February, 2017