

## MINUTES

### HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE

**Tuesday 11<sup>th</sup> April, 2017, 7.30 p.m.**

**Councillors in attendance:** Jenny Alder; Jo Angear - **Ch**; Angela Ashley; Malcolm Bradshaw; Mick Goodsell; Heather Kenward; Bryan Naish; Stephen Nash; Ian Stewart; Catherine Stirling-Reed; Max von Barnholt Krag.

**Clerk in attendance:** Mrs Clare Harrison

**Members of the Public:** None

<b>Item</b>	<b>Minute</b>	<b>Action</b>
1. PLN 17.04.01	<b>APOLOGIES FOR ABSENCE</b> Apologies for absence were received from Councillors: Angela Ashley; Catherine Stirling-Reed; Max von Barnholt Krag.	<b>Apologies recorded</b>
2. PLN 17.04.02	<b>DECLARATIONS OF MEMBERS' INTERESTS</b> i Cllr Goodsell declared his regular interests in matters of private contract works on trees / hedgerow cutting and other general maintenance issues / works needed on applications. ii Cllr Angear declared a personal and pecuniary interest in Agenda Item 5.3, Application No. WD/2017/0144/F	<b>Dofl's recorded</b>
3. PLN 17.04.03	<b>DISPENSATION REQUESTS</b> No dispensation requests had been received.	
4. PLN 17.04.04	<b>PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS</b> No members of the public were present, therefore, there were no questions or comments.	
5. PLN 17.04.05	<b>PLANNING APPLICATIONS RECEIVED</b> Consideration of Planning Applications including those received after this agenda has been published:	
5.1	<b>Application No. WD/2017/0501/RM</b> Application Type: Reserved Matters <b>Expiry date for comments: 12 April 2017</b> Grid Reference: 563751 112594 Case Officer: Ralph Forder Tel: 01892 602496  Location: LAND ADJOINING ELM TREE HOUSE, GARDNER STREET, HERSTMONCEUX, BN27 4LA Description: RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION WD/2016/0868/O (FOUR NEW DWELLINGS AND ACCESS).	<b>Comments and observations to be submitted</b>

Applicant: Sophie Curtis Property Limited  
Agent: Sophie Curtis Property Limited

**Council comments and observations:**

Herstmonceux Parish Council object to this Reserved Matters plan and offer their comments and observations as follows:

- The plans presented in the Reserved Matters for 2x4 bedroom semi-detached; 1x5 bedroom detached; 1x6 bedroom three storey detached houses are not reflective of the approved Outline Application, WD/2016/0868/O, which proposed 2 X 3 bedroom semi-detached; 1x4 bedroom detached; 1x5 bedroom detached, two storey builds. An additional bedroom per house and dormer roofs for each property are now presented.
- With reference to the former bullet point, contrary to the statement made in the Design and Access Statement, the anticipated family usage resulting from the size of the three-storey buildings presented, make for a cramped and inadequate plot space for garden and amenities.
- The anticipated family usage resulting from the increased accommodation will result in excessive parking.
- The size and height of the builds are overbearing and impose on neighbour's privacy, including those off-site such as Elm Tree House, the property lying west of the development.
- The design documents specifically detail the height of the properties in relation to the surrounding environment. This clearly shows a disproportionate height of the plans to the other buildings in the vicinity, given that The Keys, which is presented for comparison, is set higher on the landscape yet the height of the properties on plots 1, 2 and 4 are almost level with the roof height.
- The proposed buildings on plots one and two will impose and dominate the street scene from both the East and West approach to the village.
- These are not village homes; in trying to maximise size, the resulting plans are totally out of keeping with the local environment.

Council also observed that:

- The Parish holds an abundance of large homes for its needs. Starter homes and dwellings for older households are highlighted for priority support to meet the identified housing needs of the community in accordance with Policy WCS8 Affordable Housing, as set out in the Wealden Core Strategy 2013 and the Herstmonceux Parish Neighbourhood Plan 2017-27, Pre-Submission Plan.
- No development or work should take place until the footpath has been moved.

**5.2 Application No. WD/2017/0586/LB**

Application Type: Listed Building Consent

**Application No. WD/2017/0585/F**

Application Type: Full

**Expiry date for comments: 11 April 2017 (extension given to 12<sup>th</sup> April)**

**Comments and  
observations to  
be submitted**

Grid Reference: 563510 112606  
Case Officer: Mr T Balcikonis Tel: 01892 602783

Location: 2 CHESTNUTS, GARDNER STREET, HERSTMONCEUX, BN27 4LD  
Description: REPLACEMENT WINDOWS (6 TO THE FRONT AND 2 TO THE SIDE)  
AND NEW FRONT DOOR. INCREASE FIRST FLOOR WINDOW OPENING DEPTH TO  
MATCH WINDOW DEPTH BELOW.  
Applicant: Mr Palmer

**Council comments and observations:**  
There were no objections.

**5.3 Application No. WD/2017/0144/F**

Application Type: Full  
**Expiry date for comments: 17 April 2017**  
Grid Reference: 563812 111909  
Case Officer: Laura Field Tel: 01892 602515

**Comments and  
observations to  
be submitted**

Location: LIME END FARM, CHURCH ROAD, FLOWERS GREEN,  
HERSTMONCEUX, BN27 1RG  
Description: PROPOSED SILAGE CLAMP.  
Applicant: Ford Partners  
Agent: Baker Architectural Ltd

**Cllr Angear stepped down from the Chair and left the room.  
Cllr Stewart was nominated to take the Chair. All Cllrs approved.**

**Comments and observations:**

- There were no objections provided that appropriate and adequate safety measures are imposed due to the proximity of the road.
- The footpath must remain clearly defined for public use.

**Cllr Angear re-joined the meeting and resumed Chairmanship.**

**6. CONSENTS, REFUSALS, WITHDRAWALS & APPEALS**  
PLN  
17.04.06

The following notices were acknowledged:

**WDC Approval:**

**Application No. WD/2016/2971/FR**  
RETROSPECTIVE APPLICATION FOR A POLE BARN  
THE GROUND, HAMMER LANE, COWBEECH, HERSTMONCEUX, BN27 4JL

**Application No. WD/2017/0213/FA**

COOPERS CROFT NURSERY, NEW ROAD, HERSTMONCEUX, BN27 1PX  
Description: REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION ATTACHED

**WDC Refusal and Withdrawals:**

None.

**WDC Appeals:**

**Clerk to contact  
ESCC Highways  
and other PC  
Clerks**

**APP/C1435/W/16/3161953**

**Former Public Convenience,**

Hailsham Road, Herstmonceux, BN27 4LJ

**Decision Date 30.04.17 – APPEAL DISMISSED**

Council requested that the clerk research and obtain initial safety report for installation of pedestrian crossing safety barriers by HMX CP School.

Council requested the clerk contact other Council Clerks to enquire as to any issues with Highways comments for WDC Planning representations.

**APP/C1435/W/17/3167086 (WD/2016/2139/O)**

**Robin Post, Gingers Green,**

Herstmonceux, BN27 4PT

Proposal: PROPOSED DETACHED DWELLING.

Appeal by Mr & Mrs W Martin-O'Donoghue (the Appellant)

It was confirmed that the Parish Council had submitted comments to the Planning Inspectorate with reference to this appeal.

**Planning Inspectorate Ref: APP/C1435/W/16/3163769**

**Application No. WD/2016/2147/F**

Appeal by Mr Adrian Tiffin (the Appellant)

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

Proposal: DEMOLITION OF REDUNDANT AGRICULTURAL BUILDINGS AND THE CREATION OF A FOUR-BEDROOM HOUSE WITH ADJOINING STABLES AND PLANT ROOM AND NEW LAND OWNERSHIP. OWNERSHIP. STUDDENS FARM, STUDDENS LANE, HERSTMONCEUX, BN27 4QS

Cllr Stewart to draft representations on behalf of the Parish Council. To **FCL** for **RECOMMENDATION** for submission.

**Clerk to include  
representations  
on April FCL  
agenda for FCL  
approval**

7. **OTHER ITEMS REFERRED FOR PLANNING COMMITTEE ATTENTION**

PLN i Fords rental cottages

17.04.07 Council requested that the clerk issue a letter of enquiry to the owner requesting an update on non-agricultural tenant occupancy.

**Clerks letter**

ii Lime Park

No further information from WDC has been received. Council remarked that any property at the park that had Planning Permission for use as a residential property, and that was being occupied, should leave tenants subject to Council Tax. Clerk was asked to clarify the situation.

**Clerk to check  
registrations**

Clerk was also asked to confirm current planning and building regulations at The Old Steam House.

iii Appeals letters

Please see agenda item 6.

8. **LIME ROUGHS DEVELOPMENT**

PLN i To receive any available updates

17.04.08 No further updates received.

9. **LIME CROSS DEVELOPMENT**

PLN i To receive any available updates  
17.04.09 No further updates received.

10. **LISTED BUILDINGS**

PLN i The need to consider consistency of approach through Council policy  
17.04.10 The PLN(Com) agreed to **RECOMMEND to FCL** for a Working Group to be formed for immediate research into Listed Building Criteria and potential action appertaining to potential Listed Building status applications for the Welcome Stranger and The Woolpack Inn.

11. **ITEMS FOR NEXT MEETING**

PLN i Clarification of WDC planning rules for windfalls and barn conversions  
17.04.11 in relation to Ashdown Forest Nitrogen Deposition levels.  
ii Apologies from Cllrs Stewart and Bradshaw were received for the next PLN(Com) meeting

12. **CLOSE OF MEETING**

The meeting closed at 8.45pm

Date of Next PLN(COM) Meeting - 9<sup>TH</sup> May, 2017