

MINUTES

HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE Tuesday 12th December 2017

Councillors in attendance: Jenny Alder; Jo Angear - **Ch**; Malcolm Bradshaw; Mick Goodsell; Heather Kenward; Stephen Nash; Ian Stewart; Catherine Stirling-Reed.

Clerk – Clare Harrison

Members of the Public – One

No.	Agenda Item	Action
1. PLN17.12.01	APOLOGIES FOR ABSENCE The meeting opened at 7.31pm.	Apologies to be recorded
	Apologies had been received from the following Councillors: Graham Lee; Bryan Naish	
2. PLN17.12.02	DECLARATIONS OF MEMBERS' INTERESTS i Cllr Goodsell declared a pecuniary interest in Agenda Item 5.5, application WD/2017/12620/FA. ii Cllr Kenward declared a pecuniary interest in Agenda Item 5.1, application WD/2017/1968/RM. iii Cllr Stewart declared a pecuniary interest in Agenda Item 5.5, application WD/2017/12620/FA.	Declarations of Interest to be recorded
3. PLN17.12.03	DISPENSATION REQUESTS No dispensations had been received.	
4. PLN17.12.04	PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS The member of the public (MOP), as a representative of the agent Parker Dann, wished to speak in support of Agenda Item 5.5 application WD/2017/12620/FA.	
5. PLN17.12.05	PLANNING APPLICATIONS RECEIVED Consideration of Planning Applications: Agenda Item 5.5, WD/2017/12620/FA was brought forward for the convenience of the MOP. Cllrs Mick Goodsell and Ian Stewart left the room at 7.35pm. Standing Orders were suspended at 7.35pm The MOP provided an explanation of why the application for the proposed removal of the S106 Agreement associated with planning application WD/2004/2822/F and the proposed removal of the agricultural occupancy condition associated with application K/66/1663 have been submitted.	

The S106 applied to an application for a change of use of barns to business units. This change had never been implemented. Two separate dwellings were now to be created under Permitted Development. The Agricultural Tenancy condition was being requested to be lifted as there was no longer any farming activity on the site.

The chair thanked the MOP for his contribution.
Standing Orders were resumed at 7.37.

Standing Orders were suspended at 7.39 to allow Councillors to ask questions of the MOP.

Standing Orders were resumed at 7.39.

Standing Orders were suspended at 7.40 to allow Councillors to ask further questions of the MOP.

Standing Orders were resumed at 7.40.

Councils Comments and Observations:

Please see Agenda Item 5.5

Comments and observations to be submitted to WDC.

**Cllrs Mick Goodsell and Ian Stewart re-joined the meeting at 7.50pm.
MOP left the meeting.**

The order of the published agenda was resumed.

5.1 PLN17.12.05.1	Application No. WD/2017/2317/F Location: 1 FLOWERS GREEN, CHURCH ROAD, FLOWERS GREEN, HERSTMONCEUX, BN27 1RQ Description: EXTENDED PARKING AREA, ADJUSTED FENCE LINES. Applicant: Ms Sue Bottomley	Application Type: Full Agent: Baker Architectural Ltd	Clerk to submit comments and observations
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Council comments and observations:

This application is supported. The plans improve the existing amenities without affecting the adjoining Listed Building.

5.2 PLN17.12.05.2	Application No. WD/2017/2424/F Location: HILL HOUSE, WINDMILL HILL, HAILSHAM, BN27 4RT Description: PROPOSED EXTENSION TO FRONT FIRST FLOOR STORE ROOM TO CREATE BEDROOM. Applicant: Mrs Maureen Madden	Application Type: Full Agent: Mr Terry Harland	Clerk to submit comments and observations
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Council comments and observations:

There are no objections to this application.

5.3 PLN17.12.05.3	Application No. WD/2017/2482/FA Application Type: Full - Non Compliance of Condition Location: LAND ADJOINING ELM TREE HOUSE, GARDNER STREET,HERSTMONCEUX, BN27 4LA Description: VARIATION OF CONDITIONS 13 AND 14 OF APPLICATION WD/2016/0868/O (FOUR NEW DWELLINGS AND ACCESS) REVISED PARKING LAYOUT.		Clerk to submit comments and observations
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Applicant: Sophie Curtis Property Ltd Agent: Sophie Curtis Property Ltd

Council comments and observations:

The revised parking layout is objected to.
No turning space is provided. Vehicles entering and exiting the parking spaces have potential to conflict with vehicles entering from the public highway, leaving these latter vehicles in a potentially vulnerable position and creating a potential hazard to road users.

The proposed changes contravene the turning space condition recommendations given in the ESCC Highways Consultee Response, 16.05.16 and again 22.09.16.

5.4 PLN17.12.05.4	Application No. WD/2017/2615/F Location: COOPERS CROFT NURSERY, NEW ROAD, HERSTMONCEUX, BN27 1PX Description: ERECTION OF DETACHED DOUBLE GARAGE OUTBUILDING TO BE BUILT IN CONJUNCTION WITH NEW DWELLING GRANTED CONSENT UNDER APPLICATION WD/2017/1716/RM Applicant: Mr & Mrs Bishop	Application Type: Full Agent: Dowsett Associates	Clerk to submit comments and observations
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Council comments and observations:

There are no objections to this application.

5.5 PLN17.12.05.5	Application No. WD/2017/2620/FA ApplicationType: Full – Non-Compliance of Condition Location: WOODCOTE FARM, TROLLILOES LANE, COWBEECH, HERSTMONCEUX, BN27 4QW Description: REMOVAL OF THE AGRICULTURAL OCCUPANCY CONDITION ASSOCIATED WITH PLANNING APPLICATION K/66/1663 AND PROPOSED REMOVAL OF THE S106 AGREEMENT ASSOCIATED WITH PLANNING APPLICATION WD/2004/2822/F Applicant: Mr & Mrs Vaughan	Agent: Parker Dann	Clerk to submit comments and observations
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Councils Comments and Observations:

A proposal of no objection was received to the Chair.
A counter proposal was received of two parts.

- To approve of the removal of the S106 agreement attached to the agricultural buildings
- To object to the removal of the agricultural occupancy due to a need to support the rural farming community housing needs

The counter proposal was seconded and agreed to. There were 2 abstentions. Comments ratified.

5.6 PLN17.12.05.6	Application No. WD/2017/2627/PO Application Type: Planning Obligation Location: GILDRIDGE FARM, MAGHAM DOWN, BN27 1QB Description: MODIFICATION OF SECTION 106 AGREEMENT DATED 4TH APRIL 1991 ATTACHED TO APPLICATION WD/1989/4523/F	Clerk to submit comments and observations
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Applicant: The Executors of the Notley Estate Agent: David Campion

Council comments and observations:

There are no objections to this application.

5.7
PLN17.12.05.7

Application No. WD/2017/2684/F

Application Type: Full

Location: BEGHEIM, HAILSHAM ROAD, HERSTMONCEUX, BN27 4LJ
Description: SINGLE STOREY REAR EXTENSION AND RAISING OF EXISTING
ADJACENT ROOF TO MATCH ALONG WITH NEW RENDER FINISH TO
THE ENTIRE FACADE OF THE PROPERTY

Applicant: Mr & Mrs J Collins

Agent: Draft 2 Design Ltd

**Clerk to submit
comments and
observations**

Council comments and observations:

This application is supported. The plans are an improvement to the existing dwelling.

6.
PLN17.12.06

CONSENTS, REFUSALS, WITHDRAWALS & APPEALS

Notification of notices received, including those arriving after agenda has been published:

WDC Approval:

Application No. WD/2017/2012/F

ERECTION OF BARN FOR STORAGE AND MAINTENANCE EQUIPMENT FOR THE
UPKEEP AND
IMPROVE OF THE SMALLHOLDING AND DEFINITION OF THE RESIDENTIAL
CURTILAGE.
SOUTHLEIGH HOUSE, GINGERS GREEN, HERSTMONCEUX, BN27 4PT

Application No. WD/2017/1968/RM

Application Type: Reserved Matters

Location: LAND ADJOINING 1 FERNDALE, HAILSHAM ROAD, HERSTMONCEUX, BN27
4JU

Description: RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION
WD/2015/1664/O (PROPOSED RESIDENTIAL DEVELOPMENT).

Approval notices were acknowledged.

Withdrawal:

Councillor Stewart left the room at 8.24pm.

**Clerk to inform
enforcement**

Application No. WD/2017/2078/FA

MINOR MATERIAL AMENDMENT TO APPLICATION WD/2014/1424/F
(DEMOLITION OF EXISTING SLAUGHTER HOUSE AND PROVISION OF NEW
SINGLE STOREY RESIDENTIAL DWELLING) LAND TO THE REAR OF 3 GARDNER
STREET, HERSTMONCEUX, BN27 4LE

i Any further action to be taken by Parish Council

Council commented that although the application had been withdrawn, the building and breaches to planning permission continued. The clerk was asked to raise this information with WDC enforcement.

Councillor Stewart re-joined the meeting at 8.27pm.

Application No. WD/2017/1726/F

PROPOSED NEW ENTRANCE AND NEW GATE LAND ADJACENT TO 2
CHESTNUT COTTAGES, STUNTS GREEN, WEST END, HERSTMONCEUX, BN27
4PL

Withdrawal Notice acknowledged.

Other:

WD/2013/1993/FR (Refusal: Appeal: Dismissed) & **Application No.
WD/2017/1644/FR**

Location: LAND AT OAK STABLES, UNDER ROAD, MAGHAM DOWN, BN27 1QE
Description: RETENTION OF AGRICULTURAL BUILDING AND ANCILLARY PLATFORM.

ii Any further action to be taken by Parish Council

The clerk was asked to contact enforcement to ascertain what action is being taken as prior to this application, and subsequent withdrawal, the building and ancillary platform had been ordered to be removed.

**Clerk to contact
enforcement to
request
information**

7.
PLN17.12.07

THE WOOLPACK

A known leaving date for the current management team of the 4th January was shared. No other information was available.

8.
PLN17.12.08

WD/2015/0136/MAO & WD/2017/1174/MRM (Lime Roughs)

i Latest available papers for discussion

No comments were made on the papers that had been posted on WDC planning pages however the recent circulation of a newsletter by the developer was acknowledged as being very welcome. An enquiry to the trustees of the Village Hall for the use of the car park by the developer suggested a desire to offer a speedy response to resident's concerns and keenness to work with the local community .

The clerk was asked to write to WDC planning officers to ascertain if an agreement for cutting back of the the height of the hedge had been reached as Council felt that the announced cut to 10ft was too low.

**Clerks letter to
planning office**

9.
PLN17.12.09

UPDATES WHERE AVAILABLE

i Land Adjacent to Geo Collins Honda

None known.

ii Lime Park

Building work continuing. Clerk to notify enforcement.

**Clerk to contact
enforcement**

10.
PLN17.12.10

CORRESPONDENCE RECEIVED

i Hellingly Neighbourhood Plan Consultation – information received and circulated

ii Cllr Feedback - Permitted Development presentation at Wealden Parish Conference – await presentations on line for circulation

iii Street Naming at Lime Roughs site
Await developer information to inform Council how many streets need naming

iv Meteorological Office Site – Letter received from planning was read out for information

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11. **ITEMS FOR NEXT MEETING**
PLN17.12.11 Lime Cross development and strip of land
Section 106 funds for AME agenda for project planning purposes
Grit Bins – increase in number in the parish needed query to AME agenda

**Clerk to c/f to
relevant agendas**

12. **CLOSE OF MEETING**
PLN17.12.12
The meeting closed at 8.55pm

Date of Next PLN(COM) Meeting - 9th January, 2018