

## MINUTES

### HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE Tuesday 13<sup>th</sup> February 2018, 7.30 p.m.

Councillors in attendance: Jenny Alder; Jo Angear - **Ch**; Heather Kenward; Graham Lee; Bryan Naish; Stephen Nash; Ian Stewart; Catherine Stirling-Reed.

**Clerk** – Clare Harrison

**Members of the Public** – Two

No.	Agenda Item	Action
1. PLN18.02.07	<b>APOLOGIES FOR ABSENCE</b> <b>The meeting opened 19.32</b>  Apologies had been received from: Cllr Bradshaw Cllr Goodsell	<b>Apologies to be recorded</b>
2. PLN18.02.08	<b>DECLARATIONS OF MEMBERS' INTERESTS</b> Declarations of Interest on planning application <b>WD/2017/2886/F</b> were offered by Cllr Angear Cllr Stewart  <b>Both Councillors left the room at 19.33</b>	<b>Declarations of Interest to be recorded</b>
3. PLN18.02.09	<b>DISPENSATION REQUESTS</b> No dispensation requests had been received	
4. PLN18.02.10	<b>PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS</b> Due to the Declarations of Interest against Agenda Item 5.1 <b>Councillor Jo Angear stepped down from the Chair at 19.33</b> <b>Councillor Jo Angear and Ian Stewart left the room at 19.33</b>  <b>Cllr Jenny Alder assumed the Planning Committee Chair at 19.33</b>  <b>Standing orders closed 19.34</b> to allow a member of the public to speak about agenda item 5.1, Planning Application <b>WD/2017/2886/F</b> .  A letter was read out that had been submitted to WDC planning department. This outlined current flooding issues at the cottages that lie adjacent to the proposed new entrance and expressed concerns of how the flooding to the properties could be further exacerbated by the proposed new entrance.  Road safety concerns were also raised, pertaining to visual obstructions to vehicles using the proposed new entrance, which would be located in an area known locally for non-adherence to the 30mph speed limit.	

Councillors questions included further clarification of issues with flooded drains and parking difficulties.

**Standing Orders resumed at 19.39**

Discussions ensued regarding the flooding issues and the former application which had been withdrawn.

**Standing Orders closed at 19.43 for further questions** relating to the layout of the land and history behind the current use of the Met Office entrance.

**Standing orders were reinstated at 19.45**

Further discussions followed about the drainage, traffic speed on the road at the site of the proposed entrance and having multiple entrance points onto the land.

**Standing orders closed at 19.48 to allow the second MOP to speak**

The MOP concurred with the issues raised by the first MOP with regards the flooding and the visual obstructions for traffic if the entrance were placed as per the application.

A query was also raised at perceived discrepancies between the Application Form and in the Design Statement – drawing of angles and inclusion of a track.

**Standing Orders were re-instated 19.56**

5. **PLANNING APPLICATIONS RECEIVED**  
PLN18.02.11 Consideration of Planning Applications:

5.1 **Application No. WD/2017/2886/F** Application Type: Full  
PLN18.02.11.1 **Expiry date for comments: 9 February 2018 (Extension given until 14<sup>th</sup>)**  
Case Officer: Mr A Battams Tel: 01892 602487

**Comments and observations to be submitted**

Location: LAND ADJACENT TO 2 CHESTNUT COTTAGES, STUNTS GREEN, WEST END, HERSTMONCEUX, BN27 4PL

Description: PROPOSED NEW ENTRANCE AND NEW GATE

Applicant: Ms Rachel Exworth

Agent: Baker Architectural Ltd

**Councils Comments and Observations:**

Herstmonceux Parish Council object to this application on the basis of the adverse effect the development would have on the already, serious drainage and flooding issues that are experienced by the neighbouring properties. Sufficient access to the site is already in existence.

**CLLrs Jo Angear and Ian Stewart re-joined the meeting at 20.05**

**Cllr Alder stood down from the Chair and Cllr Jo Angear resumed as Chair of the Planning Committee at 20.05.**

5.2 PLN18.02.11.2	<p><b>Both MOP left the room at 20.07pm</b> <b>Application No. WD/2017/0257/FR</b> Application Type: Full - Retrospective <b>Expiry date for comments: 27 February 2018</b> Case Officer: Mr T Balcikonis Tel: 01892 602783</p>	<p><b>Comments and observations to be submitted</b></p>
	<p>Location: 3 ELM COTTAGES, WINDMILL HILL ROAD, WINDMILL HILL, HERSTMONCEUX, BN27 4RT Description: ERECTION OF 2 FENCE PANELS AND WOODEN GATES TO THE FRONT OF THE PROPERTY NEXT TO THE PATH.(RETROSPECTIVE) Applicant: Mr Mark Stevens Agent: Mr Mark Stevens</p>	
	<p><b>Comments and observations:</b> Whilst Council are disappointed that the applicant did not apply for planning permission prior to these works taking place, Council offer no objections to this application on the proviso that Listed Building Officers at WDC agree with the changes.</p>	
5.3 PLN18.02.11.3	<p><b>Application No. WD/2017/2850/F</b> Application Type: Full <b>Expiry date for comments: 15 February 2018</b> Case Officer: Laura Field Tel: 01892 602515</p>	<p><b>Comments and observations to be submitted</b></p>
	<p>Location: LAND AT OAK HOUSE, BAGHAM LANE, HERSTMONCEUX, BN27 4NA Description: ERECTION OF NO.4 DWELLINGS, ACCESS, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE. Applicant: Telstar Ltd Agent: Parker Dann</p>	
	<p>Initial thoughts - it was confirmed that a site visit had been carried out by four of the councillors. The Clerk had also been present. The many parishioner concerns arising from the proposed development were acknowledged. ESCC, identified as a landowner, have not yet commented on the proposed use of their land.</p>	
	<p><b>Comments and observations:</b></p> <p><b>HPC strongly objects to this application.</b></p> <ul style="list-style-type: none"><li>• The development falls within the High Weald Area of Outstanding Natural Beauty where sporadic development is resisted. A precedence for expanding into the AONB must NOT be set.</li><li>• This application would be intrusive backland development.</li><li>• The site lies outside of any designated development boundary (whether under the existing Core Strategy or the emerging Wealden Local Plan) and is in an area where the restrictive</li></ul>	

countryside policies of WDC resist the provision of new housing without special justification.

- The proposals are in conflict to the Herstmonceux Neighbourhood Plan, whose policies resist development outside of the boundary, (the HPNP now being in receipt of approval from the examiner and awaiting referendum).
- The proposed development does not add to the sustainable housing stock due to the size and facilities of the proposed dwellings. It is not a sustainable development and offers no increase of the support for local services.
- Four new large houses would greatly increase the amount of vehicular traffic, as indicated by the parking provisions within the application. The access via the very narrow single track Bagham Lane is already dangerous, increased use will exacerbate the problem. Use of the alternative access will increase pollution and traffic safety issues by using the residential areas of West End, James Avenue and Fairfield.

As such the application and proposed development conflicts with or does not meet the criteria of the Saved Policies General Development GD2

Environment EN1 EN6 and Spatial Objectives SPO1, SPO7, SPO8 and Policies WCS12 and WCS14 of the Wealden District Council Joint Core Strategy Local Plan 2013 and paragraphs 7,14,17(11), 30,32,34 and 55 of the NPPF.

HPC is greatly concerned that if development were permitted it would negative the WDC policy on Nitrous Oxide pollution on the Ashdown Forest South Downs and Pevensey Levels. This could give applicants on other sites a valid reason to defeat the WDC policy.

There is no overriding reason for this application to be supported.

5.4 PLN18.02.11.4	<b>Application No. WD/2017/2953/F (land abuts Herstmonceux Parish Border hence HPC consultation)</b> Application Type: Full <b>Expiry date for comments: 23 February 2018</b> Case Officer: Ralph Forder Tel: 01892 602496  Location: WHIPPLETREE FARM, CARTERS CORNER, HAILSHAM, BN27 4HZ Description: PROPOSED DEMOLITION OF THREE REDUNDANT BARNES AND ERECTION OF THREE RESIDENTIAL DWELLINGS Applicant: Mrs Barbara Hooker Agent: Parker Dann  <b>Comments and observations:</b>	<b>Comments and observations to be submitted</b>
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HPC noted they had not been consulted on the prior applications for this site but acknowledge their consultee role due to the proposed development land abutting the Herstmonceux Parish Council border.

Herstmonceux Parish Council highlight the misleading points of the Highway Report on Apple Tree Farm, para 7.1; 7.2; 7.3 as local knowledge suggests that the roads are too dangerous to walk therefore this would result in further vehicle movement. This would be in addition to the presented calculations for traffic generation, which negative the WDC policy on Nitrous Oxide pollution on the Ashdownn Forest, South Downs and Pevensy Levels.

However, Herstmonceux Parish Council offer no objections to this application, so long as development complies with all current regulations and are in adherence of local policies.

6.  
PLN18.02.12

**CONSENTS, REFUSALS, WITHDRAWALS & APPEALS**

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

**WDC Approval:**

**Application No. WD/2017/0395/F**

CONVERSION OF EXISTING SELF-CONTAINED RETAIL AREA INTO SINGLE DWELLING. MASONIC HALL, HAILSHAM ROAD, HERSTMONCEUX, BN27 4LJ

**Application No. WD/2016/2898/FR**

RETROSPECTIVE APPLICATION FOR AGRICULTURAL BARN TO STORE ANIMAL FEED AND FARM EQUIPMENT.  
LOOKERS COTTAGE, NEW BRIDGE, HAILSHAM, BN27 1QF

**Application No. WD/2017/2627/PO**

MODIFICATION OF SECTION 106 AGREEMENT DATED 4TH APRIL 1991 ATTACHED TO APPLICATION WD/1989/4523/F GILDRIDGE FARM, MAGHAM DOWN, BN27 1QB

**Application No. WD/2017/2424/F**

PROPOSED EXTENSION TO FRONT FIRST FLOOR STORE ROOM TO CREATE BEDROOM.  
HILL HOUSE, WINDMILL HILL, HAILSHAM, BN27 4RT

**Application No. WD/2017/2482/FA**

VARIATION OF CONDITIONS 13 AND 14 OF APPLICATION WD/2016/0868/O (FOUR NEW DWELLINGS AND ACCESS) REVISED PARKING LAYOUT.  
LAND ADJOINING ELM TREE HOUSE, GARDNER STREET, HERSTMONCEUX, BN27 4LA

**Application No. WD/2017/2317/F**

EXTENDED PARKING AREA, ADJUSTED FENCE LINES.  
1 FLOWERS GREEN, CHURCH ROAD, FLOWERS GREEN,  
HERSTMONCEUX, BN27 1RQ

**Application No. WD/2017/1887/F**

DEMOLISH OUTBUILDING AND REBUILD AS ANNEXE TO HOUSE  
HONEYSUCKLE COTTAGE, CINDERFORD LANE, HERSTMONCEUX, BN27  
4HL

**Application No. WD/2017/2726/LB**

REMOVAL OF 2 WALLS TO OPEN UP THE KITCHEN/UTILITY AREA.  
BATCHELORS, COWBEECH ROAD, COWBEECH, HERSTMONCEUX, BN27 4JB

**Issued:**

**Application No. WD/2017/2714/LDE**

CONTINUOUS AND ONGOING BREACH OF AGRICULTURAL OCCUPANCY  
CONDITIONS OF ONE DWELLING FOR A PERIOD IN EXCESS OF THE PAST 10  
YEARS  
BARE HILL COTTAGE, CINDERFORD LANE, HELLINGLY, BN27 4HL

**Other:**

- i Information only from WDC weekly housing list

**WD/2017/2806/LDP**

LOFT CONVERSION WITH HIP TO GABLE ROOF AND REAR DORMER  
11 DALES CLOSE, WINDMILL HILL, BN27 4TJ

All notices were acknowledged.

7.  
PLN18.02.13

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

- i Latest available papers for discussion – Condition 3 application Acknowledged
- ii Receipt of road suggestions from Councillors for AGREEMENT and submission

Councillors proposed that the Lime Roughs Road names could be based on Sussex hedging/trees as the site was located by ancient woodlands. Research had been undertaken and the following were **AGREED**

The main thoroughfare running through the new development should maintain the locally recognisable name of **Lime Roughs**.

The residential cul-de-sacs that branch off could be named from the following:

Hawthorn  
Beech  
Holly  
Blackthorn  
Hornbeam  
Yew

**Agreed road name suggestions to be forwarded to the developer**

8.  
PLN18.02.14

**UPDATES WHERE AVAILABLE**

- i Land Adjacent to Geo Collins Honda

Still for sale

- ii Lime Park

Enforcement Team are still active

- iii Lime Cross development

Planning app for sewage works, awaiting further papers to be loaded onto ESCC website

- iv Lime Cross strip of land

The TP1 has been received but needs amending at signatory page.

Once the land has been successfully transferred, HPC wish to re-ascertain interest from all parties in the former pavilion application.

It was noted that planning application WD/2015/0090/MAO is due for renewal this year. All present were reminded that the NHP supports the provision of sporting facilities.

**Clerk to ascertain date and cost of renewal of application for FGP attn**

**9. WDC ENFORCEMENT STRATEGY**

**Clerk to print**

PLN18.02.15

- i For noting and comments

An office copy for Planning Committee reference was requested

**10. CORRESPONDENCE RECEIVED**

PLN18.02.16

- i Application C/2017/0719

Acknowledged

- ii HM Govt New Environment Plan - A Green Future: Our 25 Year Plan to Improve the Environment

Acknowledged

**11. ITEMS FOR NEXT MEETING**

PLN18.02.17

Lime Cross sports pavillion application renewal update – timescales, cost and process

**Clerk to action both enquiries**

Enforcement enquiry requested regards withdrawn application

**WD/2017/2078/FA** as work to the property is continuing despite the application being withdrawn.

**12. CLOSE OF MEETING**

PLN18.02.18

**The meeting closed at 21.05**

Date of Next PLN(COM) Meeting - 13<sup>th</sup> March 2018