

MINUTES

HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE
Tuesday 10th April 2018, 7.30 p.m.
Small Hall, Herstmonceux Village Hall

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

Clerk – Clare Harrison

Members of the Public - None

No	Agenda Item	Action
1. PLN18.04.01	APOLOGIES FOR ABSENCE The Chair opened the meeting at 7.03pm and reminded all that the meeting was being recorded. Apologies had been received from: Cllr Naish	Attendances and apologies to be recorded
2. PLN18.04.02	DECLARATIONS OF MEMBERS' INTERESTS i. Cllr Goodsell declared his regular pecuniary interests in matters of private tenders and contract works on trees / hedgerow cutting and other general maintenance issues / works needed in the parish. ii. Cllr Stewart declared an interest in any Village Hall matters as an elected member of the Village Hall Management Committee. iii. Cllr Angear declared an interest in any Village Hall matters as an elected member of the Village Hall Management Committee. Declarations of interest, specific to the Agenda : There were none	Declarations to be recorded
3. PLN18.04.03	DISPENSATION REQUESTS No Dispensation requests had been received	
4. PLN18.04.04	PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS No members of the public were present	
5. PLN18.04.05	PLANNING APPLICATIONS RECEIVED Consideration of Planning Applications:	
5.1	Application No. WD/2018/0457/F Application Type: Full Expiry date for comments: 6 April 2018 (extension given until 11th) Case Officer: Ralph Forder Tel: 01892 602496 Location: FORGE MEADOW, HAMMER LANE, COWBEECH, BN27 4JL Description: DEMOLITION OF PORCH TO THE REAR AND FRONT ELEVATIONS, PROPOSED TWO STOREY REAR EXTENSION AND ASSOCIATED ALTERATIONS	Comments and observations to be submitted

Comments and Observations:

This application is supported. The design is in keeping with the rest of the house - guidelines have been followed. The proposed extension is not in excess for the plot size.

5.2 Application No. WD/2018/0458/PO

Application Type: Planning Obligation

Expiry date for comments: 6 April 2018 (extension given until 11th)

Case Officer: Mr C Bending Tel: 01892 602478

Comments and observations to be submitted

Location: LAND ADJACENT TO HAILSHAM ROAD, HERSTMONCEUX.

Description: MODIFICATION OF SECTION 106 AGREEMENT DATED 17th DECEMBER 2015 ATTACHED TO PLANNING PERMISSION WD/2015/0136/MAO.

Applicant: Monson Homes Ltd

Agent: Monson Homes Ltd

Comments and Observations:

This application is objected to on the grounds of the loss of the single bedroom flats. This change in accommodation type is contrary to the Herstmonceux Parish Neighbourhood Plan investigation findings and Final Submission Plan, which identify need for this type of accommodation in the Parish both as starter homes and for elder residents wishing to downsize and remain in the vicinity.

5.3 Lime Cross Development WD/2015/0090/MAO

The following points had been discussed at the protocol meeting with WDC and the developer:

- Confirmation of new developer –Clarion Housing Group
- Herstmonceux Parish Neighbourhood Plan Design Guide shared with the developer.
- Layout of the site and WDC Planning Officer suggestions for improvement.
- Management company to oversee negotiations with gas supplier.
- Sewage agreements –Condition 28 now discharged however, no apparent dealing of issues in Victoria Rd.
- Water drainage scheme needing to maintain current drainage levels.
- Access to main road and bus stop considerations.
- Church Road / Chapel way sight lines.
- NHP cycle path development aims.

Clerk to request meeting with SW

Councils areas of concern were raised, as below:

- Liquid Gas trucks access to site.
- LPG (Gas) market / limited choice of supplier

Further information was requested:

- To ascertain whole scheme detail for sewage proposals for Victoria Rd and Lime cross. Await information from Southern Water.
- Clarification of difference between conditions 26, 27 and 28.

Clerk to contact Southern Water

- For a verbal commitment from Southern Water that the effects of the development will NOT exacerbate the sewerage issue in Victoria Road.
- That the opportunity to increase the footpath into a cycle path be presented.
- That a meeting between HPC and Clarion be requested in order to establish a strong working relationship between the two parties

**Clerk to contact
Clarion**

Council acknowledged the need for comprehensive medium and long term (10yr) business planning for claiming of the Lime Cross (and Roughts) S106 funding to maximise the financial benefits for the parish.

**C/F to FGP
Agenda**

The Building Development Group is to be convened.

Cllr Alder

6. **CONSENTS, REFUSALS, WITHDRAWALS & APPEALS**
PLN18.04.06 Notification of notices received, including those arriving after agenda has been published:

Approval

Application No. WD/2018/0106/F

CONSTRUCT A REPLACEMENT BARN AT EXISTING EQUINE PROPERTY. LAND AT UNDER ROAD, MAGHAM DOWN, HERSTMONCEUX, BN27 1QA

WDC Refusal:

Application No. WD/2017/2886/F

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

(Comments and observations that had been submitted by HPC:

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.)

Application No. WD/2017/0257/FR

Application Type: Full - Retrospective

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)

(Comments and observations that had been submitted by HPC:

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.)

WDC RESPONSE TO PARISH COUNCIL: The parish Council's comments are noted, and following consultation, the Council's Conservation and Design Officer was unable to support the application, for the reasons summarised within this report, and available in full on the Council's website. The application is recommended for refusal, which is in-line with the Parish's response which offered its support for the application only on the proviso that the Council's Conservation Officers agreed with the changes, which they do not.

Issued:

Application No. WD/2018/0360/LDE

USE OF THE GAMES ROOM AS C3 RESIDENTIAL ACCOMMODATION ANCILLARY TO BLACKFORD FARMHOUSE BLACKFORD FARM, CINDERFORD LANE, HELLINGLY BN27 4HL

7. **Lime Roughs**
- PLN18.04.07 i Road Naming update – Council acknowledge the Monson Home Sales marketing team comments, however, Council were keen to keep an element of the history of the site in the new development and suggested that the Lime aspect be kept in the name if possible, such as Lime Hill for the main thoroughfare. **Clerk correspondence to Project Mgr**
- ii Project Manager communication **Clerk correspondence**
Clerk to write to Project Manager to follow up on contractor recent parking on verge in front of referendum sign and express thanks for continued positive relationships.
- iii Any latest documents on WDC Planning Dept Website
New document is available on line at WDC, showing tree layout, latest submission, in line with the site's Arboricultural Assessment.
8. **UPDATES WHERE AVAILABLE** **Clerk to research for any available updates**
- PLN18.04.08 i Land Adjacent to Geo Collins Honda – no update
- ii Lime Park – no update
- iii Lime Cross Pavilion **Clerk**
A representative from the Scouts had responded. Clerk to follow up with Football and Bowls clubs to finalise a meeting date between all parties.
- iv WD/2016/2951/F – Upper House Farm, New Road, latest documents on line for interest. Add detail to minutes
9. **CORRESPONDENCE RECEIVED**
- PLN18.04.09 i WDC Local Plan update
As per information circulated by email, 19.03.18
“Natural England has recently made public its advice to WDC with regards to the WDC evidence base on the Ashdown Forest, which is being used to inform the Habitats Regulations Assessment of the Wealden Local Plan. The advice from Natural England confirms that there is a likely significant effect and that an appropriate assessment is required. It is the role of WDC to undertake an appropriate assessment, as competent

authority. WDC have a number of questions and areas of concern in relation to statements made by Natural England. Details of these, along with Natural England's advice to WDC, are being made available on the Council's website"

10. **ITEMS FOR NEXT MEETING**
PLN18.04.10 The Clerk was asked to contact WDC to request information about how decisions are reached when evidence is lacking to support applicant statements.
- Also, how Enforcement are ensuring (ongoing) action where potential breaches have been reported and WDC enforcement direction is not being heeded.

Clerk letter, to include request for updates on specific enforcement issues in the Parish

11. **CLOSE OF MEETING**
PLN18.04.11 **Meeting closed at 8.57pm**

Date of Next PLN(COM) Meeting - 8th May 2018