

## MINUTES

### HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE Tuesday 5<sup>th</sup> June 2018, 7.30 p.m.

Councillors in attendance: 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. PLN18.06.01	<b>ELECTION OF CHAIRMAN OF PLANNING COMMITTEE</b> Cllr Angear opened the meeting at 7.30pm.  The Chair was temporarily handed over to the Clerk who invited nominations for the role of Chairman to the Herstmonceux Parish Council Planning Committee.  <b>Cllr Emma Goodsell joined the meeting at 7.32pm</b>  The Clerk informed the meeting that Cllr Alder had submitted an expression of interest for the role of Chair of the Planning Committee.  A nomination was received in favour of Cllr Angear, this was seconded. Cllr Alders nomination was seconded.  The Clerk requested a vote by show of hands.  Six votes were received in favour of Cllr Angear being elected to Chairperson of the Planning Committee. Cllrs Angear and EGoodsell declined to vote. <b>AGREED</b> and <b>RATIFIED</b> . Cllr Angear was pronounced Chair to the HPC Planning Committee.  Cllr Angear re-took the Chair and offered her thanks and stated how much she enjoyed her role as Chair as Planning Committee and that she would remain as committed to this role for a further council year.  Discussions were held about the advantages for this Committee to have a Vice-Chair. It was requested that a nomination and election for vice chair be put on the agenda for the next PLN Com meeting.	<b>Clerk – Vice-Chair nomination and election for next PLN Com Agenda</b>
2. PLN18.06.02	<b>APOLOGIES FOR ABSENCE</b> Apologies had been received from Councillors: Jenny Alder.  Cllr Naish was not present.	<b>Apologies to be recorded</b>
3. PLN18.06.03	<b>DECLARATIONS OF MEMBERS' INTERESTS</b> Cllr MGoodsell declared a prejudicial interest through his friendship with the applicants of <b>Application No. WD/2018/0911/F</b>	<b>Declaration of interest to be recorded</b>

**4. DISPENSATION REQUESTS**

PLN18.06.04 None had been received.

**5. PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS**

PLN18.06.05 There were no members of the public present.

**6. PLANNING APPLICATIONS RECEIVED**

PLN18.06.06 Consideration of Planning Applications - Comments and Observations to Wealden District Council

**6.1 Cllr MGoodsell left the meeting at 7.40pm**

**Comments and observations to be submitted**

**Application No. WD/2018/0911/F**

Application Type: Full

**Expiry date for comments: 13 June 2018**

Case Officer: Mr T Balcikonis Tel: 01892 602783

Location: 12 JAMES AVENUE, HERSTMONCEUX, HAILSHAM, BN27 4PD

Description: TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION

**Comments and Observations:**

The application appears to offer incorrect detail regarding the tile roofing. It states that the proposed slate tiles match the existing roofing, however, existing tiles are concrete. The application is, otherwise, supported.

**Cllr MGoodsell rejoined the meeting at 7.44pm**

**6.2 Application No. WD/2018/0987/F**

**Comments and observations to be submitted**

Application Type: Full

**Expiry date for comments: 8 June 2018**

Case Officer: Ms A Choudhury Tel: 01892 602473

Location: FOXY, CHURCH ROAD, HERSTMONCEUX, BN27 1RG

Description: LOFT CONVERSION TO INCLUDE RAISING THE RIDGE, HIPPED TO GABLE EXTENSION, SIDE DORMERS AND SINGLE STOREY SIDE AND REAR EXTENSION

**Comments and Observations:**

The number of windows, their height and placement, as shown in the plans for this large extension, would impede on neighbours' privacy. On this basis, which is in conflict with WDC Policy EN27(2), the application is objected to.

**6.3 Application No. WD/2018/0511/F**

**Comments and observations to be submitted**

Application Type: Full

**Expiry date for comments: 8 June 2018**

Case Officer: Mr T Balcikonis Tel: 01892 602783

Location: SWANMORE, CHURCH ROAD, FLOWERS GREEN,  
HERSTMONCEUX, BN27 1RJ

Description: EXTENSIONS AND ALTERATIONS

Amended plans received to show amendments to the design, including raising of the roof ridge and use of alternative roofing materials (slate tiles) date stamped 21/05/18

**HPC Previous Comments and Observations:**

Council offered no objections to the principle of the alterations and extension however noted that the suggested materials were not in keeping with the adjoining listed buildings, and therefore, would like to see this application refused for this reason.

**Comments and Observations:**

Council refer to their former objections which highlighted the materials not being in keeping with the adjoining buildings. The submitted changes to the roof ridge and materials do little to meet the objectives of WDC Policy EN27(1). The plans, in particular for the front elevation, do not address the other design aspects of respecting local, rural character. The proposals have the potential to visually dominate the local street scene.

**6.4 Application No. WD/2018/1029/F**

Application Type: Full

**Expiry date for comments: 15 June 2018**

Case Officer: Ms A Choudhury Tel: 01892 602473

**Comments and observations to be submitted**

Location: 3 GINGERS GREEN, HERSTMONCEUX, BN27 4PT

Description: PROPOSED SINGLE STOREY REAR EXTENSION

**Comments and Observations:**

This application is supported. The plans respect the scale, form and coverage of the extension on adjoining property and all materials are in keeping.

**6.5 Application No. WD/2018/0917/FA**

Application Type: Full – Non-Compliance of Condition

**Expiry date for comments: 6 June 2018**

Case Officer: Mrs K Roberts Tel: 01892 602470

**Comments and observations to be submitted**

Location: WISTERIA PLACE, COWBEECH HILL, HERSTMONCEUX, BN274JA

Description: MINOR MATERIAL AMENDMENT TO WD/2015/2181/F (REPLACEMENT OF NISSEN HUTS WITH TWO NEW HOLIDAY LET UNITS) – CHANGE TO PROPOSED DESIGN.

**Comments and Observations:**

The changes to this application are supported with the proviso that the properties remain as holiday lets, “to maintain the availability of the site as short-term holiday tourist accommodation”, and all other conditions as outlined in the existing planning conditions under WD/2015/2181/F.

7. **CONSENTS, REFUSALS, WITHDRAWALS, APPEALS, ENFORCEMENT**

PLN18.06.07 **Enforcement:**

Case Number - C/2014/0200

Address - Oak Croft Stables, Under Road, Magham Down.

Alleged breach - Unauthorised summerhouse

01/18 Proceeding with an injunction. Report to come to next committee for approval for injunction.

05/18 No change

8. **WDC SECTION 106 MONITORING**

PLN18.06.08 **LA/2015/0002 Herstmonceux**

LAND SOUTH OF HAILSHAM ROAD, HERSTMONCEUX. ROPOSED DEVELOPMENT OF 40 NO. RESIDENTIAL DWELLINGS COMPRISING 4 NO. 1 BED APARTMENTS, 9 NO. 2 BED HOUSES, 12 NO. 3 BED HOUSES AND 15 NO. 4 BED HOUSES TOGETHER WITH ASSOCIATED ACCESS, ROADS, PARKING PROVISION AND OPEN SPACE.

There were no updates.

**LA/2015/0005 Herstmonceux**

LAND ADJACENT TO LIME CROSS RECREATION GROUND, HERSTMONCEUX ERECTION OF UP TO 70 RESIDENTIAL DWELLINGS (INCLUDING AFFORDABLE HOUSING), VEHICULAR ACCESS FROM GARDNER STREET, OPEN SPACE, LANDSCAPING INCLUDING SUSTAINABLE URBAN DRAINAGE SYSTEMS AND ALL NECESSARY GROUND WORKS.

**Clerk to circulate report once received.**

A meeting had taken place between Thakeham representatives and Cllrs Angear and Kenward regarding the Section 106 agreement dated 11/09/2015 regarding obligations for improvements to the closest eastbound and westbound bus stops to the west of the site access on Gardner Street, and works to the existing Public Rights of Way. Footpath 30b between points A and B be resurfaced. Footpath 30b, between C and D to be resurfaced, provided with steel or bollard type lighting, and to be provided with a gate at point C. In addition, the S106 describes requirements for "Additional Footpath Works", between C and D to increase the footpath width so as to meet accessibility standards for mobility scooters, and double buggies, and to first dedicate the land required for widening as public highway or to grant the owners all requisite licences or rights to access the land for widening.

HPC noted their approval would be required for widening of path, plans will need to be perused for safety aspects and hedgerow damage limitation. HPC had also highlighted to Thakeham that drainage issues will need to be considered when making improvements to the footpath 30b.

A report is awaited by HPC from Thakeham.

9. **LIME ROUGHS HOUSING DEVELOPMENT WD-2017-1174-MRM**  
PLN18.06.09      i      Any latest documents on WDC Planning Dept Website  
Design docs acknowledged.  
                  ii      Developer correspondence where available  
Cllr SR raised some concerns about environmental impact of the development. It was agreed by all that the clerk request a meeting with Monson Homes in order that HPC can highlight the good practice of other developers, particularly in relation to this development's proximity to the ancient woodland. Cllr SR to attend the meeting.
10. **LIME CROSS HOUSING DEVELOPMENT**  
PLN18.06.10      i      Any Latest documents on WDC Planning Dept Website  
The latest available documents appertaining to the revised layout – landscaping and SUDS; Condition 7; Condition 8 and Condition 29 were viewed and discussed. A reminder of an agreement for a meeting between HPC and the developer, in addition to the bus stop and play park correspondence and site visits, was highlighted.  
  
                  ii      Developer correspondence where available  
None.
11. **SOUTHERN WATER LATEST COMMUNICATION – SCHEME**  
PLN18.06.11      **SWS.S98.000519**  
  
Correspondence had taken place between the Council and Southern Water following a request for the latest information on a scheme to connect the 40new homes at Lime Roughs, SWS.S98.000519. Already available documentation for the parish infrastructure, currently show plans to improve and upgrade the treatment plant in Victoria Road and connection of the 70 new homes on Lime Cross to the main sewer at a point near the junction of Victoria Road and the A271.  
  
The above scheme documents have been requested and are still awaited however, information had been received as follows:  
*"The scope of Popes Farmhouse Project is currently being reviewed in line with ongoing development in the area. We are hoping to have a finalised solution by the end of the summer. The scope of the project will be to upsize the existing 150mm diameter sewers along Victoria Road up to Windmill Hill WTW.  
Once the scope has been finalised and the business has agreed funding, our communications team will provide updates to the community".*
12. **UPDATES WHERE AVAILABLE**  
PLN18.06.12      i      Land Adjacent to Geo Collins Honda  
No updates available.  
                  ii      Lime Park  
No updates available.
13. **HPNP MANAGEMENT GROUP**  
PLN18.06.13      i      Receive draft Policy Implementation document

**Clerk to request a meeting with Monson to discuss environmental aspects of the development**

**Clerk to request a follow up meeting with developer, as discussed at the Protocol Meeting with WDC.**

**Agree wording with Southern / South East Water of works for HPC newsletter.**

**Clerk to add Section 106 payment detail**

The initial draft was tabled at meeting providing early stages consideration of currently active policies, short term, medium and long term needs, indicating those that were ongoing, those needing priority project management, those that would be actioned at a later time.

It was suggested that information for Section 106 payments be added.

- ii Lime Cross Sports Pavilion meeting update and next actions (Cllr Stewart)

Next meeting arranged with the Bowls and Football Clubs and Scouts; meeting date 13<sup>th</sup> June, 6.30pm at Herstmonceux Village hall (Lounge).

**14. CORRESPONDENCE RECEIVED**

- PLN18.06.14 i WDC – Seconded New Head of Planning and Environmental Services

Letter and secondment noted.

- ii Class Q updated Guidance
- Copy received by all present.

**15. ITEMS FOR NEXT MEETING**

- PLN18.06.15 The Clerk was asked to seek an update on the awaited application for the land at the rear of 3 Gardner Street.

**Clerk to request update**

Due to the recent sale of the land, the Clerk was asked to refer application WD/2017/0501/RM to the next agenda.

**Clerk to next PLN(Com) agenda**

**16. CLOSE OF MEETING**

- PLN18.06.16 **The meeting closed at 9.15pm**

Date of Next PLN(COM) Meeting - 3rd July 2018