

## MINUTES

### HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE Tuesday 2<sup>nd</sup> October 2018, 7.30 p.m.

**Councillors in attendance:** Jo Angear – Ch; Mick Goodsell; Heather Kenward; Graham Lee; Bryan Naish; Stephen Nash; Ian Stewart.

**Clerk** – Clare Harrison

**Members of the Public** - 1

No	Agenda Item	Action
1. 18.10.01	<b>APOLOGIES FOR ABSENCE</b>  The meeting opened at 7.30pm The chair of the Planning Committee reminded all that the meeting was being recorded.  Apologies had been received from the following councillors: Jenny Alder Emma Goodsell Catherine SR	Attendances and apologies to be recorded
2. 18.10.02	<b>DECLARATIONS OF MEMBERS' INTERESTS</b> Declarations were as those submitted to the Clerk at the beginning of the administration term.  <b>Declarations of Interest Specific to this Agenda:</b> There were none	
3. 18.10.03	<b>DISPENSATION REQUESTS</b> No dispensation requests were needing to be considered.	
4. 18.10.04	<b>PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS</b> This item shall last not more than 15 minutes or at Chairman's discretion and no contribution shall last more than 3 minutes.  There were no comments from the member of the public at this point in the proceedings.	
5. 18.10.05	<b>PLANNING APPLICATIONS RECEIVED</b> Consideration of Planning Applications - Comments and Observations to Wealden District Council	
5.1 18.10.05.1	<b>Application No. WD/2018/1765/MFA</b> Application Type: Major Application – Noncompliance of Condition <b>Expiry date for comments: 8 October 2018</b> Case Officer: Ralph Forder Tel: 01892 602496	<b>Comments and observations to be submitted</b>

Description: VARIATION OF CONDITION 7 OF WD/2017/1174/MRM  
(RESERVED  
MATTERS PURSUANT TO OUTLINE PERMISSION WD/2015/0136/MAO)  
– (PROPOSED DEVELOPMENT OF 40 NO. RESIDENTIAL DWELLINGS  
COMPRISING 11 NO. 2 BED HOUSES, 20 NO. 3 BED HOUSES AND 9  
NO. 4 BED HOUSES TOGETHER WITH ASSOCIATED ACCESS, ROADS,  
PARKING PROVISION AND OPEN SPACE) TO SUBSTITUTE THE  
APPROVED SITE PLAN WITH DRAWING NUMBER 3905/WD007 REV.P1  
Applicant: Town & Country Monson Homes Ltd                      Agent: GDM  
Architects Ltd

**Comments and observations:**

HPC **object** to this application.

The Parish Council raise no comment to the revision of the site plan (3905/WD007 REV.P1) regarding relocation/ repositioning of Plot 29 and changes to sheltered driveways to plot's 15 & 16/ 17 & 18/ 19 & 20/ 22/ 30 & 31 and 32 & 33 in favour of open driveways. No design material changes are being applied for by the developer.

However, the Parish Council **submit their objection** to the reduction of onsite car parking provision:

- reducing the visitor spaces outside plots 38 and 40 from 4 to 2
- the removal of two parking spaces on plots 1 and 40 and proposal for garage and tandem space

Herstmonceux Parish Council foresee that these changes for these plots, which lie in such close proximity to the main road, will lead to occupiers parking on the access road immediately by the entrance.

Herstmonceux Parish Council have made clear their concerns about issues with the lack of parking provision (evidenced locally from a former development leading to residents parking on pavements and grass verges). This creates a highways safety risk to pedestrians, mobility aid users, residents with children in buggies to have to move into the road to pass by and blocks sightlines for drivers *"The A271 running through the village is an extremely busy main transport link to the A22 in the west and Bexhill in the east (WDC, 2018)"*. Parking on verges also impacts on the street view. Overflow vehicles from residents and visitors of this new estate will exacerbate this by parking in the nearby slip road and on the verges.

The Parish Council had previously outlined their reasons for requesting the maximum number of parking spaces and wish to see conditions imposed if the Local Planning Authority are minded to permit the submitted changes. As noted within the emerging Wealden Local Plan, 25.84, applicants will need to *'deliver or contribute to any required traffic management measures, junction improvements or other works as deemed necessary by the Highways Authority'*. The Parish Council request that verge side improvements or street furniture, such as wooden bollards, are put in place to discourage roadside parking.

Herstmonceux Parish Council also wish to take this opportunity to highlight that the placing of the potential footpath is still showing as running towards the medical centre. It should be lower on the site.

- |            |  |                                  |
|------------|--|----------------------------------|
| 6.         | <b>CONSENTS, REFUSALS, WITHDRAWALS, APPEALS, ENFORCEMENT</b>   | <b>Consents<br/>acknowledged</b> |
| 18.10.06   |  |                                  |
| 6.1        | <b>Acknowledge the following consents:</b>   |                                  |
| 18.10.06.1 | <b>Application No. WD/2018/1528/F</b><br>CONSTRUCTION OF A OAK FRAME TWO BAY GARAGE WITH ATTACHED HOME OFFICE.<br>SHEEPWASH FARM, HAMMER LANE, COWBEECH, BN27 4JN<br><br><b>Application No. WD/2018/1384/F</b><br>DEMOLITION OF EXISTING GARAGE AND TO REPLACE WITH A TWO STOREY SIDE EXTENSION TO PROVIDE A NEW KITCHEN/BREAKFAST ROOM AND A BEDROOM WITH ENSUITE.<br>NASHS, CHAPEL ROW, HERSTMONCEUX, BN27 1RB<br><br><b>Application No. WD/2018/1185/F</b><br>PROPOSED CONVERSION AND ROOF ALTERATIONS OF EXISTING DETACHED GARAGE TO PROVIDE SELF CONTAINED ANNEXE ACCOMMODATION ANCILLARY TO MAIN DWELLING.<br>ROSE COTTAGE, STUNTS GREEN, HERSTMONCEUX, BN27 4PN<br><br><b>Application No. WD/2018/1442/F</b><br>2 STOREY SIDE EXTENSION TO CONSIST OF NEW PORCH, LIVING ROOM AND 2 ADDITIONAL BEDROOMS ON FIRST FLOOR, ALONG WITH INTERNAL ALTERATIONS.<br>SUNNYSIDE, VICTORIA ROAD, WINDMILL HILL, HERSTMONCEUX, BN27 4TG<br><br><b>Application No. WD/2018/1314/F</b><br>PROPOSED SINGLE STOREY SIDE/FRONT EXTENSION WITH ROOM IN ROOF AND CHANGE OF<br>USE OF LAND FROM AGRICULTURAL TO RESIDENTIAL<br>LITTLEWOOD FARM, COWBEECH HILL, HERSTMONCEUX, BN27 4HZ<br><br><b>Approval Notices received after publication of this agenda:</b><br><b>Application No. WD/2018/1790/F</b><br>2 STORY SIDE EXTENSION, SINGLE STORY REAR EXTENSION AND REPLACEMENT GARAGE<br>2 CINDERFORD COTTAGES, CINDERFORD LANE, HELLINGLY BN27 4HL<br><br><b>Application No. WD/2018/1445/LDE (Issued)</b><br>CONTINUED USE OF CONVERTED OUTBUILDING (THE ANNEXE) AS SELF-CONTAINED RESIDENTIAL ACCOMMODATION<br>LOWER STUNTS GREEN FARM, STUNTS GREEN, HERSTMONCEUX, BN27 4PN<br><br><b>Application No. WD/2018/1516/FA</b> |                                  |

REMOVAL OF CONDITION 2 OF APPLICATION K/68/104 (CONVERSION OF  
OUTBUILDING TO DWELLING) AGRICULTURAL OCCUPANCY.  
BARN COTTAGE, STUNTS GREEN, HERSTMONCEUX, BN27 4PR

6.2  
18.10.06.2

**Acknowledge the following Refusals:**

**Refusals  
acknowledged**

**Application No. WD/2017/2858/F**

Application Type: Full

**Location:** MARTINS COPPICE, BEMZELLS LANE, HERSTMONCEUX, BN27 4QN

**Description:** ERECTION OF CHALET BUNGALOW AND DEMOLITION OF PART  
RURAL BUILDING.

**Application No. WD/2018/0821/O**

Application Type: Outline

**Location:** LAND OPPOSITE ROBINS NEST, WEST END, HERSTMONCEUX, BN27  
4NZ

**Description:** PROPOSED REMOVAL OF BARN AND ERECTION OF CHALET  
BUNGALOW WITH GARAGE.

**Application No. WD/2018/0718/FR**

CONVERSION AND PARTIAL REBUILD OF AGRICULTURAL BUILDINGS TO  
PROVIDE 4 NO.

DWELLINGS AND ASSOCIATED ANCILLARY PARKING PROVISION.

BRENT FARM, UNDER ROAD, MAGHAM DOWN, HAILSHAM BN27 1QE

6.3  
18.10.06.3

**Acknowledge the following Appeals:**

**Appeals  
acknowledged**

Site: LAND AT OAK CROFT STABLES, UNDER ROAD, MAGHAM DOWN,  
HAILSHAM, BN27 1QE

Proposal: RETENTION OF AGRICULTURAL BUILDING AND ANCILLARY  
PLATFORM.

**Planning Inspectorate Ref: APP/C1435/W/18/3197530.**

Herstmonceux Parish Council representations to the Planning Inspectorate  
regarding this appeal are held on their files. No further action necessary.

Site: 2 CINDERFORD COTTAGES, CINDERFORD LANE, HELLINGLY, BN27 4HL  
Proposal: 2 STORY SIDE EXTENSION, SINGLE STORY REAR EXTENSION AND  
REPLACEMENT GARAGE.

**Planning Inspectorate Ref: APP/C1435/D/18/3211669**

Appeal Start date: 24 September 2018

Right to withdraw representations acknowledged

**No further action**

**A new notification of an appeal had been received by the Clerk on the day  
of this meeting.**

Appeal by Mr Sonner Harris (the Appellant)

Site: THE CART BARN, OLD ROAD, MAGHAM DOWN, HERSTMONCEUX, BN27  
1PU

Proposal: PROPOSED EXTENSION.

Planning Inspectorate Ref: APP/C1435/W/18/3201182 &  
APP/C1435/Y/18/3201153

(WDC Application No. WD/2018/0175/F & WD/2018/0176/LB)

**No further action**

Further representations from Herstmonceux Parish Council were invited.  
No further representations were forthcoming.

- 6.4 **Acknowledge the following Enforcements:** **No further action at**  
18.10.06.4 C/2014/0200 Oak Croft Stables Unauthorised Summer House **present**  
07/18 Planning Appeal made, legal team advised to hold the outcome  
pending determination.

Ongoing enforcement action acknowledged.

7. **LIME ROUGHS HOUSING DEVELOPMENT WD-2017-1174-MRM**  
18.10.07 i Section 106 monitoring updates LA/2015/0002 Herstmonceux  
ii Any latest updates  
There were no further updates

8. **LIME CROSS HOUSING DEVELOPMENT**  
18.10.08 i Section 106 monitoring updates LA/2015/0005 Herstmonceux  
ii Any latest updates  
A meeting between the development management team and the Parish  
Council is being arranged. The developers are next due to meet with the  
Local Planning authority on the 17<sup>th</sup> October.

The archaeological assessments have been completed and the ground made  
good.

**Standing orders closed at 8.03pm**

The member of the public, who was a representative from the Pevensey and  
Cuckmere Water Management Board addressed the Planning Committee.  
The following advice was received by the Board:

The East Sussex Local Flood Risk Management Strategy highlights the need  
for developers to have a secured means of discharging surface water runoff  
from developments. If this involves third party land/structures then the  
third party has to agree for the water to be discharged through their land.

The developer will need to apply to the Water Level Management Board for  
a surface water discharge consent before planning fixes a development  
layout, or at the latest, before construction of the drainage system's  
discharge point commences.

In addition, the developer needs an ordinary watercourse consent from East  
Sussex County Council for the construction of the outfall structure when a  
good understanding of what is needed is known. Therefore, this consent  
needs to be obtained after planning permission has been granted.

In summary, the applicant does not need to apply to the County Council for  
an ordinary watercourse consent at this stage, however it would be prudent  
for an application for surface water discharge consent, as required by

Byelaw 3 of the Pevensey and Cuckmere Water Level Management Board, to be submitted at this stage.

The member of the public was thanked for his information.

**Standing orders reopened at 8.14pm**

9. **WEALDEN DISTRICT COUNCIL LOCAL PLAN**  
18.10.09 Agree Herstmonceux Parish Council response to public consultation

**Standing orders closed at 8.15pm**

The member of the public spoke of the lack of infrastructure planning from a water board management aspect and informed all that a response to the consultation, from the Pevensey and Cuckmere Water Management Board, had been submitted.

**Standing orders re-opened again at 8.15**

The Parish Council had considered the draft Wealden Local Plan and agreed that they wished to make some representations which would be drafted and circulated. Due to time constraints, submission version is to be agreed by email.

**Clerk and Chair. All.**

10. **UPDATES WHERE AVAILABLE**  
18.10.10 i Southern Water Drop In – Scheme SWS.S98.000519

The drop in had been a positive move with lengthy discussion between the residents that did attend and the management team from Southern Water. The Parish Clerk had attended to assist with any questions.

ii WDC Adoption of Herstmonceux Neighbourhood Plan  
There were no updates. The clerk was asked to contact Wealden District Council.

**Clerk**

iii Land Adjacent to Geo Collins Honda  
There were no updates on any development matters.

iv Lime Park  
There were no updates regarding the building work at the site.

v Lime Cross Sports Pavilion  
Due to changes within the current NPPF and the proposed Wealden Local Plan, the clerk was asked to contact the Local Planning Authority for general information.

11. **CORRESPONDENCE RECEIVED**  
18.10.11 Community Led Housing conference information was shared. One councillor expressed his possible availability for attending

12. **ITEMS FOR NEXT MEETING**  
18.10.12 There were no agenda items, but Councillors Stewart and Lee submitted their apologies for the November meeting.

**Clerk to note**

The committee was reminded that it would be meeting in the Village Information Centre for the November Planning Committee meeting.

**Councillors to note**

13.  
18.10.13

**CLOSE OF MEETING**

**The meeting closed at 9.07.**

Date of Next PLN(COM) Meeting - 6<sup>th</sup> November 2018, at the Village Information Centre