

MINUTES

HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE

Tuesday 2nd April 2019, 7.30 p.m.

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

Clerk in attendance – Clare Harrison

Members of the Public – 3

Item Number	Minute	Action
1. 19.04.01	<p>APOLOGIES FOR ABSENCE The meeting opened at 7.33pm</p> <p>Cllr Alder took the Chair for the meeting. The Chair reminded all present that the meeting was being recorded.</p> <p>Apologies had been received from the following Councillors: Jo Angear; Ketill Game; Emma Goodsell; Mick Goodsell.</p> <p>Apologies were approved.</p>	<p>Apologies to be recorded</p>
2. 19.04.02	<p>DECLARATIONS OF MEMBERS' INTERESTS As of the beginning of this administration term.</p> <p>Declarations Specific to this Agenda: Cllr Alder declared an interest in Agenda Item 5.1 – Planning Application Number WD/2019/0543/RM. Cllr Alder declared an interest in this application at the advice of the Clerk. Some comments that had been made by Cllr Alder on social media, in response to queries posted about this Reserved Matters application may have implied that Cllr Alder had information on the application that was not publicly known. The comments in fact had been a mis-communication of facts and were not correct. However, for the purposes of complete transparency, Cllr Alder declared her interest.</p> <p>Cllr Stewart declared an interest in Agenda Item 5.1 – Planning Application Number WD/2019/0543/RM. Cllr Stewart's interests were of a past pecuniary interest in this application.</p>	<p>Declarations of interest to be recorded</p>
3. 19.04.03	<p>DISPENSATION REQUESTS There were none.</p>	

<p>4. 19.04.04</p>	<p>PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS</p> <p>This item shall last not more than 15 minutes or at Chairman’s discretion and no contribution shall last more than 3 minutes.</p> <p>The three members of the public wished to speak in connection to agenda item 5.1- Planning Application Number WD/2019/0543/RM</p> <p>CLLrs Jenny Alder and Cllr Ian Stewart left the room.</p> <p>Cllr Nash took the Chair.</p> <p>Standing Orders were suspended at 7.35pm to allow the 3 members of the public to speak.</p> <p>All three members of the public expressed similar concerns which, in the main, related to the outstanding legal issues and perceived unsuitability of the access to the development site for this Reserved Matters Application.</p> <p>Standing orders resumed 7.47pm</p>	
<p>5. 19.04.05</p>	<p>PLANNING APPLICATIONS RECEIVED</p> <p>Consideration of Planning Applications - Comments and Observations to Wealden District Council</p>	
<p>5.1 19.04.05.1</p>	<p>Application No. WD/2019/0543/RM</p> <p>Application Type: Reserved Matters</p> <p>Expiry date for comments: 15 April 2019</p> <p>Case Officer: Mr S Robins Tel: 01892 602518</p> <p>Location: LAND OFF WEST TERRACE, WEST END, HERSTMONCEUX, BN27 4NT</p> <p>Description: RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION WD/2015/1379/O (FOUR NEW DWELLINGS AND ACCESS).</p> <p>Comments and Observations:</p> <p>Council are aware there are outstanding private law matters which although are beyond this Reserved Matters Planning Application, are indicative to the confidence Council feel in the detail of information provided in the supporting documents, for instance the arrangements for sewage.</p>	<p>Comments and observations to be submitted to WDC.</p>

	<p>Although Council consider the design of the layout and the buildings appropriate, they cannot support this application until the outstanding civil matters are resolved.</p> <p>Cllrs Stewart and Alder re-joined the meeting at 8.04pm Cllr Nash stepped down from the Chair. Cllr Alder resumed the Chair.</p>	
<p>5.2 19.04.05.2</p>	<p>Application No. WD/2019/0350/F Application Type: Full Expiry date for comments: 10 April 2019</p> <p>Location: OAKLEA, CHILSHAM LANE, HERSTMONCEUX, BN27 4QG Description: REMOVE EXISTING CONSERVATORY, BUILD NEW SINGLE STOREY EXTENSION WITH BALCONY OVER AND INTERNAL ALTERATIONS Details received to show amended scheme to remove first floor balcony at rear and increase ground floor rear extension from 3.4m to 4.2m.</p> <p>Comments and Observations: This amended application is supported.</p>	<p>Comments and observations to be submitted to WDC.</p>
<p>5.3 19.04.05.3</p>	<p>Application No. WD/2019/0490/FA Application Type: Full - Non Compliance of Condition Expiry date for comments: 18 April 2019 Location: BUCKWELL FARM, HAILSHAM ROAD, HERSTMONCEUX, BN27 4JX Description: VARIATION OF CONDITIONS 2, 3, AND 4 OF WD/2018/1698/F (DEMOLISH LEAN-TO CONSERVATORY AND REPLACE WITH A SINGLE STOREY EXTENSION TO FORM A UTILITY/BOOTROOM AND SHOWER ROOM. RENEW LAPSED PLANNING APPROVAL (WD/2013/0099/F) FOR A DRIVEWAY AND OFF STREET PARKING WITH ASSOCIATED WORKS) IN ORDER THAT THE EXTENSION CAN BE BUILT WITHOUT HAVING TO DISCHARGE THOSE CONDITIONS RELATING SOLELY TO DRIVEWAY WORKS</p> <p>Comments and Observations: This application is supported.</p>	<p>Comments and observations to be submitted to WDC.</p>
<p>5.4 19.04.05.4</p>	<p>Application No. WD/2019/0072/P01 CONVERSION FROM B1 OFFICES TO 6 NO. SELF CONTAINED FLATS WITH ASSOCIATED FACILITIES, QUICKEN TRUST, WEST END, HERSTMONCEUX, BN27 4NH</p>	<p>Report and photographic evidence from Herstmonceux Parish Council for the attn</p>

	Comments and Observations: Although it is recognised that this application is a PO1, Council would like to submit the following comments for the acknowledgement of the Local Planning Authority.	of the Planning Officer to be submitted to WDC.
5.5 19.04.05.5	Application No. WD/2019/0242/LDP FLAT ROOF EXTENSION TO THE REAR OF THE PROPERTY. 36 FAIRLAWNS DRIVE, HERSTMONCEUX, HAILSHAM, BN27 4HP Comments and Observations: Council have noted this application. No comments to be submitted.	
6. 19.04.06	CONSENTS, REFUSALS, WITHDRAWALS, APPEALS, ENFORCEMENT ACKNOWLEDGE THE FOLLOWING CONSENTS: Application No. WD/2018/2623/F ERECTION OF A DETACHED HOUSE WITH ASSOCIATED PARKING FOLLOWING THE DEMOLITION OF EXISTING GARAGE LAND ADJOINING 2 THE FIRS, WEST END, HERSTMONCEUX, BN27 4NY ACKNOWLEDGE THE FOLLOWING REFUSALS: Application No. WD/2019/0100/F PROPOSED DEMOLITION OF TWO REDUNDANT BARNS AND ERECTION OF TWO RESIDENTIAL DWELLINGS. WHIPPLETREE FARM, COWBEECH HILL, HERSTMONCEUX, BN27 4HZ ACKNOWLEDGE THE FOLLOWING APPEALS: Site: LAND OPPOSITE ROBINS NEST, WEST END, HERSTMONCEUX, BN27 4NZ Proposal: PROPOSED REMOVAL OF BARN AND ERECTION OF CHALET BUNGALOW WITH GARAGE. Planning Inspectorate Ref: APP/C1435/W/18/3213892 Await decision Site: BRENT FARM, UNDER ROAD, MAGHAM DOWN, HAILSHAM BN27 1QE Proposal: CONVERSION AND PARTIAL REBUILD OF AGRICULTURAL BUILDINGS TO PROVIDE 4 NO. DWELLINGS AND ASSOCIATED ANCILLARY PARKING PROVISION. Planning Inspectorate Ref: APP/C1435/W/18/3219463 Await decision ACKNOWLEDGE THE FOLLOWING ENFORCEMENTS: C/2018/0601 Thorndean Farm Cowbeech BN27 4JH Unauthorised hedgerow removal & breach of hedgerow regulations. Hedgerow	

	<p>Replacement Notice served 10/01/19 requiring the replant to take place in the next planting season between 01/10/2019 – 31/03/20</p> <p>C/2018/0222 Herstmonceux 3 Elm Cottages Windmill Hill Road Windmill Hill Herstmonceux BN27 4RTY Subject to legal opinion:- Enforcement action to be taken to remove the unauthorised means of enclosure. 10/01/19 Files with legal for consideration.</p> <p>Council acknowledged all of the above</p>	
<p>7. 19.04.07</p>	<p>LIME ROUGHS HOUSING DEVELOPMENT WD-2017-1174-MRM</p> <p>i Section 106 monitoring updates LA/2015/0002 Herstmonceux</p> <p>ES Highways have been sent communication regarding the footway approach to the village and use of Section 106 funds.</p> <p>ii Any latest updates</p> <p>No updates.</p>	
<p>8. 19.04.08</p>	<p>LIME CROSS HOUSING DEVELOPMENT</p> <p>i Condition 30 Highways – condition discharge</p> <p>Acknowledged</p> <p>ii Section 106 monitoring updates LA/2015/0005 Herstmonceux</p> <p>The HPC Play Area Steering Group will regroup on 11.04.19 at 2.00pm.</p> <p>The clerk is to request a further meeting date with Thakeham for the 24.04.19 at 2.00pm, to discuss the play area development.</p> <p>iii Any latest updates</p> <p>Nothing further.</p>	<p>Clerk to confirm meeting date with Thakeham and book meeting venue</p>
<p>9. 19.04.09</p>	<p>COMMUNITY ASSETS - CONSIDERATIONS FOR POTENTIAL REGISTRATIONS</p> <p>This item was raised at the Annual Parish Meeting. With regard to the recent closure of the Woolpack Inn, the Parish Council discussed the need to be realistic about business options and local landmark building that can be commercially turned for other uses. The building is owned by a local landowner who has positively engaged to the Council's initial enquiries about the future of the building. The Parish Council AGREED to continue to communicate with the owners to encourage ongoing positive community engagement and explore all options.</p>	<p>Clerk to request if any new information now available.</p>
<p>10. 19.04.10</p>	<p>WEALDEN LOCAL PLAN EXAMINATION UPDATE</p>	

	<p>Stage 1 of the Examination is due to start on Tuesday 21st May at 10.00 am. It has been scheduled for 6 days. This stage is likely to address matters of strategic significance, and of legal compliance.</p>	
<p>11. 19.04.11</p>	<p>WEALDEN HOUSING WAITING LIST</p> <p>In response to an enquiry by the Parish Council, Wealden provided the following information:</p> <p>There are currently five households on the Council’s housing register with a verified local connection to Herstmonceux parish. A further seven households have identified Herstmonceux as their first-choice area.</p> <p>Households on the Council’s housing register are provided with details of how to access Sussex Homemove, the system through which all available Council or housing association homes are advertised and let. Applicants who are registered but cannot access the system should contact housingoptions@wealden.gov.uk or call 01323 443380. Wealden do not notify households when a property might be advertised that is in the area they wish to live, applicants are responsible for checking Sussex Homemove themselves every two weeks and expressing an interest in the homes they wish to be considered for.</p> <p>Applicants who would like to be considered for housing in Herstmonceux and are not already on the housing register, must apply in advance of any new developments being completed. Registration of new applicants will take approx. 4 weeks. New developments are usually advertised via Sussex Homemove 6-8 weeks before they are completed. Applicants can apply online at Sussex Homemove.</p> <p>Applications for new housing developments are encouraged from local residents. As a rule, anyone that is on the Housing Register should check every fortnight to see what properties are being advertised. Applicants to the Housing Register should be aware of the “bidding” process.</p> <p>It will be important for applicants that have a connection to Herstmonceux to inform the Housing Options Team (01323 443380) of this, if they have not done so already.</p> <p>A soon to be launched new Housing Register system will also allow applicants to apply on-line.</p>	<p>Information to shared in the Parish Council newsletter.</p>
<p>12. 19.04.12</p>	<p>UPDATES WHERE AVAILABLE</p> <p>i WDC Adoption of Herstmonceux Neighbourhood Plan</p> <p>No further update.</p>	

	<p>ii Land Adjacent to Geo Collins Honda No further update.</p> <p>iii Woolpack Inn No further update. Clerks correspondence to owners.</p> <p>iv Horseshoe Inn No further update. Parking discussions considerations for wider discussions for the area.</p> <p>v Lime Park No further update.</p>	
13. 19.04.13	<p>CORRESPONDENCE RECEIVED</p> <p>1. North Lodge – a resident has requested permission to install a garden fence at the front of No. 8, North Lodge. Planning permission will be required as the height being proposed is 4ft / 1.22m. The type of fencing is unspecified but will likely be overlap panel or similar as installation permission is being requested for safety reasons.</p> <p>The Parish Council support the resident’s wishes for the installation of a fence but for the purposes of continuity of the street scene, would like to see it matching the type of fencing used on the other side of the road.</p> <p>2. Suggested meeting dates for meeting with the play area consultant (Lime Cross) had been received. Cllrs requested that the clerk</p> <p>This matter was discussed under Agenda Item 8.</p>	
14. 19.04.14	<p>ITEMS FOR NEXT MEETING</p> <p>CLT meeting report</p>	
15. 19.04.15	<p>CLOSE OF MEETING</p> <p>The meeting closed at 9.04 pm</p>	

Date of Next PLN(COM) Meeting – Tuesday 30th April 2019