

MINUTES

HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE

Tuesday 10th October 2017, 7.30 p.m.

Small Hall, Herstmonceux Village Hall

Councillors in attendance: Jenny Alder; 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. PLN17.10.01	APOLOGIES FOR ABSENCE The meeting opened at 7.35pm. In the absence of Cllr Angear (Planning Committee Chair), Cllr Alder (Planning Committee Vice Chair) assumed the chair for the duration of the meeting. Apologies had been received from the following Councillors: Jo Angear Malcolm Bradshaw Bryan Naish	Apologies to be recorded
2. PLN17.10.02	DECLARATIONS OF MEMBERS' INTERESTS i Cllr Goodsell declared an interest in application WD/2017/1980/F Cllr Goodsell declared an interest in application WD/2017/1726/F ii Cllr Stewart declared an interest in application WD/2017/1726/F	Declarations to be recorded
3. PLN17.10.03	DISPENSATION REQUESTS No dispensations had been received.	
4. PLN17.10.04	PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS This item shall last not more than 15 minutes or at Chairman's discretion and no contribution shall last more than 3 minutes.	
5.	PLANNING APPLICATIONS RECEIVED Consideration of Planning Applications: Councillor Goodsell left the room at 7.37pm	
5.1 PLN17.10.05.1	Application No. WD/2017/1980/F Expiry date for comments: 9 October 2017 Case Officer: Mr T Balcikonis Tel: 01892 602783 Location: NUNNINGHAM FARM, BAGHAM LANE, HERSTMONCEUX, BN27 4NB Description: ERECTION OF A SINGLE STOREY SUN ROOM Applicant: Mr John Hobden Agent: Julian Bluck Designs Ltd Comments and observations: There are no objections, the application is supported.	Application Type: Full Comments and observations to be submitted

Councillor Stewart left the room at 7.38pm

5.2 PLN17.10.05.2	Application No. WD/2017/1726/F Expiry date for comments: 13 October 2017 Case Officer: Mr A Battams Tel: 01892 602487	Application Type: Full	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: Rachel Exworth Agent: Baker Architectural Ltd		

Comments and observations:

There are no objections. The Council supports this application to improve access for farming communities to agricultural land. However, as not specified in the Project Brief and with reference to bullet point 2.7, Council do request that the works for the new entrance include making good of the new access, with the provision of hardstanding to replace any grass verge at the point of new entry.

Cllrs Goodsell and Stewart re-joined the meeting at 7.50pm

5.3.1 PLN17.10.05.3.1	Application No. WD/2017/2015/LBR Application Type: Listed Building Consent Retrospective Expiry date for comments: 11 October 2017 Case Officer: Laura Field Tel: 01892 602515 Location: THE BREWERS ARMS, GARDNER STREET, HERSTMONCEUX, BN27 4LB Description: REPLACEMENT OF EXTERNAL TIMBER BOARDING DECAYED WITH NEW MATCHING AND ADDITION OF ROCKWOOL INSULATION. Applicant: Mr & Mrs Nick Clarke Agent: John D Clarke		Comments and observations to be submitted

Comments and observations:

Whilst Council are disappointed that the applicant did not apply for planning permission prior to the work taking place, Council do appreciate the work that has been undertaken to preserve and enhance this Listed Building which is a village asset.

Council offer no objections to this application on the proviso that Listed Building Officers at WDC agree with both the changes and that, in WDC Listed Building Officers' opinion, the materials used are in keeping with the original build.

5.3.2 PLN17.10.05.3.2	Application No. WD/2017/2024/FR Application Type: Full – Retrospective <i>and</i> Application No. WD/2017/2025/LBR Application Type: Listed Building Consent Retrospective Expiry date for comments: 17 October 2017 Case Officer: Laura Field Tel: 01892 602515		Comments and observations to be submitted
	Location: THE BREWERS ARMS, GARDNER STREET, HERSTMONCEUX, BN27 4LB Description: RETROSPECTIVE APPLICATION FOR THE ERECTION OF A PERGOLA TO THE WEST OF THE PROPERTY, ERECTION OF A TIMBER		

**STRUCTURE TO HOUSE PIZZA OVEN TO THE NORTH (REAR) OF THE PROPERTY.
REMOVAL OF 2 SATELLITE DISHES AND RETAINING ONE SATELLITE DISH.**

Applicant: Mr & Mrs Nick Clarke
Architects

Comments and observations:

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 both the changes and that, in WDC Listed Building Officers' opinion, the materials used are in keeping with the original build.

- a) However, Council comment that until such time the pergola wood has weathered and plant growth has matured, a dark wood stain would be more in keeping with the Listed Building and street front. Additionally, the Council expressed concerns with road safety due to there being no road separation between the seated area beneath the pergola and the busy A271 road front. Council suggested the erection of a simple barrier, such as large wooden troughs either side of the pergola post; this would also further enhance the street scene.
- b) As point a) Council felt that a dark wood stain to the wooden structure of the pizza oven would be more in keeping with the rest of the Listed Building.
- c) Council would ordinarily object to a satellite dish being visible on a Listed Building, but as the dish is to the rear of the property they offer no objections.

5.3.3
PLN17.10.05.3.3

Application No. WD/2017/2059/FR Application Type: Full – Retrospective *and*
Application No. WD/2017/2060/LBR Application Type: Listed Building Consent
Retrospective
Expiry date for comments: 17 October 2017
Case Officer: Laura Field Tel: 01892 602515

**Comments
and
observations
to be
submitted**

Location: THE BREWERS ARMS, GARDNER STREET, HERSTMONCEUX BN27 4LB
Description: RETROSPECTIVE APPLICATION FOR THE **KITCHEN EXTRACT FLUE.**

Comments and observations:

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.

6.
PLN17.10.06

CONSENTS, REFUSALS, WITHDRAWALS & APPEALS

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

WDC Approval:

Application No. WD/2017/0989/F

APPLICATION FOR AMENDMENT TO APPROVED PLAN WD/2015/0684/F -
PROPOSED INCREASE IN SIZE OF PORCH. ERREYS, STUNTS GREEN,
HERSTMONCEUX, BN27 4PP

Application No. WD/2017/1288/F

PROPOSED NEW NURSERY, PACKING AND STORAGE BUILDING.
FLOWERS GREEN NURSERY, CHURCH ROAD, FLOWERS GREEN, HERSTMONCEUX
BN27 1RL

Application No. WD/2017/1857/F

DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF A REPLACEMENT
GARAGE WITH
ANCILLARY GUEST ACCOMMODATION OVER AND INCLUDING NEW GAMES
ROOM ADDITION TO NORTH-WEST SIDE NUNNINGHAM FARM, BAGHAM LANE,
HERSTMONCEUX, BN27 4NB

Other:

Application No. WD/2017/1537/LDE

CONFIRMATION OF USE OF LAND AS DOMESTIC CURTILAGE
STOKETON HOUSE, WINDMILL HILL ROAD, WINDMILL HILL, HERSTMONCEUX,
BN27 4RS

Council has decided to **ISSUE** the above application on 9 August 2017.

Application No. WD/2017/1060/PO

REMOVAL OF SECTION 106 PLANNING OBLIGATION DATED 26 JANUARY 1999.
2 CINDERFORD COTTAGES, CINDERFORD LANE, HELLINGLY, BN27 4HL
WDC Council **PERMITS THE MODIFICATION** the above application on 28
September 2017.

All WDC issued notices were acknowledged.

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| 7.
PLN17.10.07 | <p>Application No: WD/2017/1241/F
CHANGE OF USE FROM A1 (GROUND FLOOR SHOP) TO C3 (RESIDENTIAL) AND
INCORPORATION OF EXISTING FIRST FLOOR TO FORM ONE DWELLING.
THE OLD CLOCK SHOP, GARDNER STREET, HERSTMONCEUX BN27 4LB</p> <ul style="list-style-type: none">i Planning application consideration by WDC Planning Committee South on
12 October 2017 – Agreement of HPC attendance and speaker booking
It was AGREED that the Chair, Cllr Stewart would attend and that a speaking slot
had been booked for the Parish Council.
ii Agree objection content
Draft submission comments were tabled for all to comment and propose if any
changes needed. Suggested changes were agreed.
Submission content APPROVED by all. | <p>Cllr Stewart
to attend
WDC
meeting</p> |
| 8.
PLN17.10.08 | <p>RECREATION GROUND ACCESS ROAD</p> <ul style="list-style-type: none">i Planning Officer advice
WDC Planning Officer had been met with onsite the previous week. The Planning
Officer advised as below, concluding that Planning Permissions would need to be
applied for and that an application fully detailing the proposed work should be
submitted. | |

“ Class A - Permitted development

A The erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of—

a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

The works discussed to the access lane would not fall within any of the specific categories under b) and is not so similar to those in my view to be covered under the ‘similar structures or works’ provision.

The works are equally unlikely to be covered under Part a) as this is not land owned by the Parish Council and ... is (not) a function exercised by the Parish Council....much of what we discussed fell into the category of an engineering operation that would not be covered by the above.

... a planning application is the best way to approach the works.”

The Planning Officer also advised that the Lead Local Flood Authority (LLFA) should be consulted with.

ii Initial queries with Lead Local Flood Authority

An officer from the LLFA had been met with on-site earlier that day. The LLFA representative is to review the information supplied and images and other knowledge gained from the visit and provide follow up advice to the Parish Council.

Cllr Nash and Clerk to await LLFA response

iii Request appointment of chartered surveyor for drawing up plans for the roadway, carpark and access path to the school

It was **PROPOSED**, seconded, **AGREED** by all and **RECOMMENDED to FCL** that a surveyor is sought to draw up the plans and paperwork combining all 3 aspects of this project (although the project will be implemented in stages) – the road widening, carpark and pathway;

Clerk to research suitable other surveyors.

It was **PROPOSED**, seconded, **AGREED** by all and **RECOMMENDED to FCL** all that Lawson Quay be one surveyor that are requested to quote for this project.

Cllr Nash to provide written project brief

It was noted that the landowner should be updated with any latest developments and have full access to any drawn-up plans.

It is RECOMMENDED to Full Council that

9. **WD/2017/1174/MRM**
PLN17.10.09
- i Further consultee correspondence received by WDC
 - ii Any other received documents by WDC for this Planning Application

No further updates or information had been received or were available on the Planning Portal.

The meeting with Southern Water had identified that the new designs for the sewer improvement scheme in Herstmonceux had been devised with no knowledge of the additional housing development at Lime Roughs.

At the meeting, suggested alternative routes, other than Victoria Road, were voiced by HPC and noted by Southern Water.

10. **UPDATES WHERE AVAILABLE**
PLN17.10.10
- i Land Adjacent to Geo Collins Honda
No further updates or information had been received or were available on the Planning Portal.
 - ii Land Adjoining Elm Tree House – Diversion of Public Footpaths
Herstmonceux 1a, 1b and 24 – Notice content acknowledged
 - iii Lime Park – enforcement aware of current building work
 - iv Lime Roughs – as per Agenda item 9

11. **CORRESPONDENCE RECEIVED**
PLN17.10.11
- i MG repairs at Alberts Wood
Information that had been conveyed by a parishioner had been forwarded to Wealden who had made a site visit. A Planning Application has been invited. This site sits just outside of Herstmonceux Parish, into Wartling boundary.

12. **ITEMS FOR NEXT MEETING**
PLN17.10.12
- Request to keep Agenda items 10 on as regular items.

13. **CLOSE OF MEETING**
PLN17.10.13
- The meeting closed at 8.57pm

Date of Next PLN(COM) Meeting - 14th November, 2017