

MINUTES

HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE Tuesday 28th August 2018, 7.30 p.m.

Councillors in attendance: Jenny Alder; Jo Angear - **Ch**; Ketill Game; Emma Goodsell; Mick Goodsell; Heather Kenward; Bryan Naish; Stephen Nash; Catherine Stirling-Reed.

Clerk – Clare Harrison

Members of the Public - 6

No	Agenda Item	Action
1. PLN_18.08.14	APOLOGIES FOR ABSENCE 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: Graham Lee Ian Stewart	Apologies and attendances to be recorded.
2. PLN_18.08.15	DECLARATIONS OF MEMBERS' INTERESTS Declarations were as those submitted to the Clerk at the beginning of the administration term. Declarations specific to this agenda: Cllr Angear declared in interest in relation to items 5.1 and 5.3 on the agenda, WD/2018/ 0718/FR and WD/2018/1136/F.	Declarations to be recorded
3. PLN_18.08.16	DISPENSATION REQUESTS No Dispensation requests had been received.	
4. PLN_18.08.17	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. One member of the public requested to speak regarding agenda number 5.1. For reasons of transparency of potential personal and prejudicial interest, Cllr Angear left the room at 7.32pm. Cllr Alder assumed Chairmanship of the meeting. Standing Orders were suspended at 7.33pm The member of the public spoke against Planning Application WD/2018/0718/FR . The member of the public offered his interpretation of historical and recent site activity, plus accompanying photographs, to support his objections to the statements provided within the application with regards to the condition of the buildings. Councillors considered the information provided and asked questions. Standing Orders re-opened at 7.41pm	

5. **PLANNING APPLICATIONS RECEIVED**

PLN_18.08.18 Consideration of Planning Applications - Comments and Observations to Wealden District Council

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

PLN_18.08.19 Application Type: Full - Retrospective

Expiry date for comments: 28 August 2018 (extension given until 29th August)

Case Officer: Mr A Battams Tel: 01892 602487

Comments and observations to be submitted

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

Description: CONVERSION AND PARTIAL REBUILD OF AGRICULTURAL BUILDINGS TO PROVIDE 4 NO. DWELLINGS AND ASSOCIATED ANCILLARY PARKING PROVISION.

Standing orders suspended at 7.48pm

Standing orders reopened at 7.50pm

Comments and Observations:

Herstmonceux Parish Council strongly object this application.

- Herstmonceux Parish Council understand that permissions under the previous approval the previous planning application WD/2015/2296/F for change of use and conversion of redundant former agricultural and stable buildings into three residential buildings has been breached.
- This application is presented as a retrospective planning application for the conversion and partial rebuild of agricultural buildings.
- This presentation is disingenuous. Herstmonceux Parish Council do not consider this a retrospective planning application for a partial rebuild and conversion of agricultural buildings as the agricultural buildings have been knocked down and no longer exist. The buildings have been removed, they are no longer in existence for purposes of conversion.
- The application should reflect that the plans are for 3 new buildings and a barn conversion

The Parish Council consider this application to be in conflict with the emerging Local Plan and the Herstmonceux Neighbourhood Plan:

- The application is for 3 new buildings and a barn conversion on an isolated site.
- The site is not in close proximity to village facilities or public transport provision.
- This application lies outside the development boundary.
- The Parish Council maintain their concern of overdevelopment of the site which also has poor visibility to its access.

Agenda item 5.3 was brought forwards to this point whilst Cllr Angear was not present. Please see minute PLN_18.08.21 for further information.

- 5.2 **Application No. WD/2018/1516/FA** **Comments and observations to be submitted**
PLN_18.08.20 Application Type: Full - Non Compliance of Condition
Expiry date for comments: 31 August 2018
Case Officer: Ralph Forder Tel: 01892 602496
- Location: BARN COTTAGE, STUNTS GREEN, HERSTMONCEUX, BN27 4PR
Description: REMOVAL OF CONDITION 2 OF APPLICATION K/68/104
(CONVERSION OF OUTBUILDING TO DWELLING) AGRICULTURAL OCCUPANCY.
- Standing Orders Closed 8.07pm to enable Councillors questions to be put to the members of the public.**
Standing Orders re-opened at 8.10pm
- Comments and Observations**
Herstmonceux Parish Council approve this application.
- Herstmonceux Parish Council acknowledge that their usual policy is to support the continuation of Agricultural Occupancy conditions for residences in the Parish. However, this application is considered to be an exception to the rule.
- The Parish Council have considered the length of time that Barn Cottage has stood empty; the state of disrepair the cottage has fallen into after being uninhabited for 20 years; and the fact that Barn Cottage is a private property, not being tied to any agricultural business or needed as an agricultural cottage in the stated period of time. It is for these reasons that Herstmonceux Parish Council approve this application to remove condition 2.
- 5.3 **Application No. WD/2018/1136/F** **Comments and observations to be submitted**
PLN_18.08.21 Application Type: Full
Expiry date for comments: 29 August 2018
Case Officer: Mr T Balcikonis Tel: 01892 602783
- Location: LAND ADJACENT TO 2 CHESTNUT COTTAGES, WEST END, HERSTMONCEUX, BN27 4PL
Description: PROPOSED NEW ENTRANCE AND NEW GATE
- Councils Comments and Observations:**
Herstmonceux Parish Council previously objected 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.
- This application has not significantly changed from the previous application therefore this application is objected to.
- Councillor Angear was invited to re-join the meeting at 8.20pm.**
Councillor Anger resumed the position of Chair for the rest of the meeting.
- 5.4 **Application No. WD/2018/1213/FR** **Comments and observations to be submitted**
PLN_18.08.22 Application Type: Full - Retrospective
Expiry date for comments: 5 September 2018

Case Officer: Ralph Forder Tel: 01892 602496

Location: LAND TO THE REAR OF 3 GARDNER STREET, HERSTMONCEUX, BN27 4LE

Description: RETROSPECTIVE APPLICATION FOR NEW RESIDENTIAL DWELLING (REVISED SCHEME PREVIOUSLY APPROVED UNDER WD/2014/1424/F)

Councils Comments and Observations:

Herstmonceux Parish Council strongly object to this application.

- This is a retrospective application that has been submitted following the non-compliance concerns raised to, and actions taken by, Wealden District Council's Planning Enforcement department.
- The Council again find themselves being asked to comment on building that has not been approved by the Local Planning Authority.
- The grounds for the enforcement interest was the breach of the planning consent which was for a **single**-storey build, WD/2014/1424/F.
- It is considered that the presented retrospective application for a **two**-storey building, and the placing of the windows in this property, is a breach on the neighbour's privacy.
- The application is considered disingenuous in its comments concerning what is allowed under the Technical Housing Standards National Described Space Standards, "which can only be applied where there is a local plan policy based on evidenced local need e.g. retirement homes, sheltered homes or care homes". The standards are not a building regulation.

5.5 **Application No. WD/2018/1384/F** **Comments and observations to be submitted**
PLN_18.08.23 Application Type: Full
Expiry date for comments: 27 August 2018 (extension given until 29th August)
Case Officer: Sally Simpson Tel: 01892 602551

Location: NASHS, CHAPEL ROW, HERSTMONCEUX, BN27 1RB

Description: 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.

Councils Comments and Observations:

Herstmonceux Parish Council support this application on the basis that, as stated in the application, appropriate materials that are in keeping with the existing building and local street scene are used.

5.6 **Application No. WD/2018/1584/MRM** **Comments and observations to be submitted**
PLN_18.08.24 Application Type: Major Application – Reserved Matters
Expiry date for comments: 10 September 2018
Case Officer: Mrs C Turner Tel: 01892 602541

Location: LAND ADJACENT TO LIME CROSS RECREATION GROUND, HERSTMONCEUX

Description: RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION

WD/2015/0090/MAO (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).

Standing orders closed 8.46pm

A member of the public had some queries regarding the maintenance access road and vehicle movements, frequency and ability.

Councils Comments and Observations:

The meeting closed once more at 9.04pm to allow further clarification on a question. Standing Orders resumed at 9.05pm.

Standing Orders closed at 9.17pm to allow for questions and answers with the general public and resumed at 9.19pm.

Design:

Herstmonceux Parish Council acknowledge that the short time scale given to submit Reserved Matters may have compromised matters of design detail. The Parish Council would like to see more attention to finesse and further considerations to rurality design aspects of this development, which has the potential be a flagship for Thakeham. Currently, this opportunity has been missed. The Parish Council would be happy to consult further with Thakeham and support them seeking ways to improve the matters highlighted below:

- The layout is reasonable and acknowledged as an improvement on the previous plans. The Parish Council approve the proposals for the green spaces.
- Overall, the designs of the properties are uninspiring - often disappointing, plain and showing little design flair or adherence to the suggestions in the Herstmonceux Parish Council Neighbourhood Plan Design Guide, as shared with the developer.
- The opportunity to create a rural village feel has been missed. Much will depend on the quality of the actual materials approved. The Parish Council are interested to see what the Conservation Officer has to say regarding the general appearance and would also like the opportunity to view any material samples that may have been submitted to Wealden District Council Planning Department.
- The desired materials should be as specified in the Herstmonceux Parish Neighbourhood Plan Design Guide and remain reflective of the Herstmonceux Street Scene.
- The schedule of materials needs more detail: annotation on the elevation drawings of many of the houses is missing.
- There is a lack of features such as dormer windows; very few small barn hips (as opposed to half hips); very few bay windows or chimneys.
- In addition to breaking up the roof lines, more houses with chimneys offer more variety to families for heating their homes.

- Some of the roof pitches are low and have typical estate development feel. More of the windows could have central horizontal bars to give a more rural feel.
- Eaves overhangs are often missing or mean.
- The design of 20/23 and 27/28 is particularly poor, with low pitched roofs and no individual features. These houses are unappealing and look inferior to their neighbours.
- There is no bin store designs or materials. The design of the larger bin stores/cycle stores again add to the urban estate feel and should be improved to provide a more rural feel with the inclusion of pitched roofs instead of flat roofs.
- A tree screen would be advised between No 40 and existing property to the south.
- The road outside No 54 and nearby properties has limited Turning Head potential for emergency vehicles and refuse collection.
- Some of the properties shown on the general plan have their hatching missing (denoting roof plans), the Parish Council assume this has no other significance?
- No 60 is very close to the cricket pavilion. The previous configuration of this particular corner of the development is a better layout. The latest proposed access road to these plots leads to a longer drive for future residents.
- The Parish Council would need more information to be able to comment on the proposed fencing, lighting and other street furniture

Highways Infrastructure Improvements:

Notwithstanding the comments from East Sussex Highways, the Parish Council and the wider community have deep concerns about the access off and onto the A271. This is an opportunity to be part of a wider road safety improvement scheme for Herstmonceux Centre, including reducing the speed limit to 20mph through the Service Centre of the Parish and extending the 30mph speed limit towards the far end of Windmill Hill.

- Highways infrastructure improvements will need to be given full and careful consideration when assessing the impact that these 70 new homes will have on the increase in local vehicular movement. The village centre of Herstmonceux already experiences intense overuse of this stretch of the A271. Many vehicles, including a large percentage of heavy goods traffic, use this route as a bypass on their way to Bexhill, Hastings and beyond. An initial survey was undertaken, and data collected over three and a half years ago. The Parish Council and local community attest to the fact that vehicular movement has increased considerably over this period.
- The Parish Council do not see that sufficient proposals are in place for traffic management at the access road to the new development. The point of the access road into the development lies close to the brow of a hill on the busy A271 and is seen by the Parish Council as a potential safety hazard that needs to be addressed as a priority.
- Speeding is a serious and ongoing issue along the A271 from Windmill Hill, past Lime Cross Nursery, to the point of entry to Herstmonceux

village and through the service centre. With the addition of vehicular movement from an additional 70 houses, traffic management measures on the whole stretch of the A271 needs addressing, including extension of speed restriction.

Flooding:

There appears to be a lack of full understanding and full consideration, of locally experienced issues regarding the groundwater diversion problem and pollution to the ponds. The Parish Council seek assurance from Wealden District Council that the Environment Agency, Southern Water and the Drainage Board, have seen and approved the plans; and that these issues have been fully taken into account; and that pollution or water discharge does not exceed the present flow rates. For example:

- There is a local problem with ground-water, yet the Parish Council feel these concerns are not adequately addressed such as through the provision of swales, which although will facilitate the removal of ground water, do not investigate the issue of already present ground water, or incorporate the ground water in the calculations for the discharge flow.
- The Parish Council ask if the concerns from the Environment Agency regarding the pollution of the ponds, that connect to the RAMSAR site of the Pevensey Levels, have been adequately answered.
- There is no acknowledgement that there are springs running through the site that feed the ponds as found in Ordnance Survey records. It would appear in the layout that houses are built on top of the spring lines.
- In addition, the Parish Council query if the water from the 2 extra attenuation ponds will drain into the ground and may go into neighbouring property.

Sewage and Drainage:

- The Parish Council is aware that the scheme proposal discharges into the main sewer at the top of Victoria Road. Unfortunately, no improvements have yet been carried out to the sewage system in Victoria Road, which currently floods.
- The Parish Council is further aware that Southern Water have proposals to improve the system in Victoria Road to cater for the extra flow.

The Parish Council seek assurance that no properties in this new development will be connected to the system until the Southern Water improvements have been carried out in Victoria Road.

Amenities

HPC raise the following interlinking concerns and thoughts for preliminary solution finding:

- Reservations with the use of Calor Gas on the site remain. Issues will occur should there be issues with lorry supplies in the future for refilling of the onsite tanks.

- The Parish Council raise concerns over future management of amenities – if gas is optional and there is a limited take up then the cost of management will fall on a few and may not be financially viable to continue in the future.
- This development should be forward thinking and considering the demand, delivery and supply of energy in a more uniform way that will sustain the families on site for the next 80+ years.
- Local supplies must be improved. The provision of more sustainable environmentally friendly solutions should be investigated, such as solar panels and the inclusion of earlier suggestions of more houses with chimneys. These ideas are not exhaustive.

5.7 APPLICATIONS RECEIVED POST AGENDA

PLN_18.08.25 To discuss any planning applications received after agenda issue that will exceed Wealden District Council's expiry date for comments prior to next Full Council meeting

Other received planning applications are to be discussed at Full Council on the 17th September.

6. CONSENTS, REFUSALS, WITHDRAWALS, APPEALS, ENFORCEMENT

PLN_18.08.26

Acknowledge the following Refusals:

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.

This item was deferred.

7. LIME ROUGHS HOUSING DEVELOPMENT WD-2017-1174-MRM

PLN_18.08.27 i Any latest updates

This item was deferred.

8. UPDATES WHERE AVAILABLE

PLN_18.08.28

- i WDC Adoption of Herstmonceux Neighbourhood Plan
- ii Land Adjacent to Geo Collins Honda
- iii Lime Park
- iv Lime Cross Sports Pavilion
- v Southern Water

This item was deferred.

9. CORRESPONDENCE RECEIVED

PLN_18.08.29 This item was deferred.

10. ITEMS FOR NEXT MEETING

www.herstmonceuxparish.org

Clerk: clerk@herstmonceuxparish.org.uk
Finance Officer: finance@herstmonceuxparish.org.uk

PLN_18.08.30 Deferred items will be carried forwards to the next Planning Committee
Agenda.

11. **CLOSE OF MEETING**

PLN_18.08.31 The meeting closed at 9.40pm.

Date of next PLN(COM) Meeting - 11th September 2018