

MINUTES

HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE Tuesday 4th May 2021 7.30 p.m.

Councillors in attendance: Jenny Alder; Jo Angear; Ketill Game; Emma Goodsell; Mick Goodsell; Heather Kenward; Graham Lee; Bryan Naish; Nick Porter; Ian Stewart.

Council Staff in attendance – Clerk and Administration Assistant

Members of the Public – 4

AGENDA

- | | | |
|--------------------|---|--|
| 1.
PLN_21.05.01 | APOLOGIES FOR ABSENCE

The Chair opened the meeting at 19.30pm and reminded all that this virtual meeting was being recorded.

Apologies had been received from the following Councillors:
Mick Goodsell;
Bryan Naish; | Apologies
accepted and
recorded |
| 2.
PLN_21.05.02 | DECLARATIONS OF MEMBERS' INTERESTS
As at beginning of the administration term.

Specific to this Agenda:
Cllr E Goodsell had not yet joined the meeting but had expressed an interest in Agenda Item 5.4 earlier in the day when speaking to the Clerk. | Declarations
recorded |
| 3.
PLN_21.05.03 | DISPENSATION REQUESTS
It was noted that it is necessary to grant Dispensations for non-attendance for Councillor Bryan Naish throughout the period of remote meetings.

It was noted that it is necessary to grant Dispensations for non-attendance for Councillor Mick Goodsell through a period of ill health.

Dispensations have been approved. | |
| 4.
PLN_21.05.04 | PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS
One Member of the Public expressed their wish to address Council. Standing Orders closed at 19.36 to allow a member of the public to speak. The applicant of the planning application at Agenda Item 5.4 gave an overview of his business intentions for East Wood Farm and addressed some of the concerns raised. In summary these were: <ul style="list-style-type: none">• Categorically not a party house;• No stag dos, (in addition to concerns raised about noise, the applicant explained that he wished parishioners to see that this would not be in the economic interests of the business hence giving them further reassurance that lets would not be of this type);• Letting would be focussed on multi-generational family get aways;• Traffic concerns addressed with probable car usage calculations;• Noise concerns addressed with management and terms of useage explanations;• There would be no quad bikes or paintballing from or at the business; | |

- The applicant also provided the reassurance that his current business, on which this new venture had arisen from has received no complaints.
- The applicant outlined the economic benefits to the community.

A further member of the public spoke and raised his concern about potential extra traffic in the single vehicle lane, especially in the winter. Plus mentioned accidents that had occurred there.

Standing orders resumed at 19.43

5.
PLN_21.05.05

PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION, COMMENTS AND OBSERVATIONS FOR SUBMISSION TO WEALDEN DISTRICT COUNCIL

5.1

This agenda item was taken in conjunction with Agenda Item 5.3

**Comments
and
Observations
to Wealden**

Application No. WD/2021/0731/F

Application Type: Full

Expiry date for comments: 11 May 2021

Case Officer: Mr A Battams Tel: 01892 602487

Location: BURNT HOUSE, GARDNER STREET, HERSTMONCEUX,
BN27 4LA

Description: PROPOSED DETACHED TWO BAY GARAGE

Cllr E Goodsell joined the meeting at 19.45

Comments and Observations:

Although Council considered that the proposed structures were in keeping in with local design concerns were also expressed by some councillors that they felt the double garage was over-development of the site which lies adjacent to Elm House and that this overdevelopment would result in this Grade II listed building being oppressed.

Following careful consideration of all discussions about this application, a proposal was put to the Council by Cllr Porter to support this application, this was seconded by Cllr Alder and put to the vote.

Cllrs Porter, Kenward, Alder and Lee (4) approved the proposal to support the application.

Cllrs E Goodsell, Stewart, Game and Angear (4) objected to the proposal

It was necessary to conclude this decision by the Chairs Casting Vote – **a decision not to support this application for reasons of Over Development of the Site is recorded. Herstmonceux Parish Council do not support this planning application.**

5.2

Application No. WD/2018/1450/F and WD/2018/1449/LB

Application Type: Listed Building Consent

Expiry date for comments: 13 May 2021

Case Officer: Ms A Choudhury Tel: 01892 602473

Location: THE SUNDIAL RESTAURANT, GARDNER STREET, BN27
4LA

Description: REPLACEMENT OF 5 NO. SASH WINDOWS AT FRONT
OF BUILDING.

**Comments
and
Observations
to Wealden**

Comments and Observations:

Subject to approval by the Listed Building Officer, Council have **no objection to this application.**

Proposed by Cllr Stewart, Seconded by Cllr Game. **All in favour.**

5.3

This agenda item was taken in conjunction with Agenda Item 5.1

**Comments
and
Observations
to Wealden**

Application No. WD/2021/0752/F

Application Type: Full

Expiry date for comments: 17 May 2021

Case Officer: Mrs S Buckingham Tel: 01892 602707

Location: TAYLORS BARN, GARDNER STREET, HERSTMONCEUX,
BN27 4LA

Description: PROPOSED DETACHED DOUBLE
GARAGE/CARTLODGE

Applicant: Mrs J Williams

Agent: Pump House Designs

Comments and Observations:

Although Council considered that the proposed structures were in keeping in with local design concerns were also expressed by some councillors that they felt the double garage was over-development of the site which lies adjacent to Elm House and that this overdevelopment would result in this Grade II listed building being oppressed.

Following careful consideration of all discussions about this application, a proposal was put to the Council by Cllr Porter to support this application, this was seconded by Cllr Alder and put to the vote.

Cllrs Porter, Kenward, Alder and Lee (4) approved the proposal to support the application.

Cllrs E Goodsell, Stewart, Game and Angear (4) objected to the proposal

It was necessary to conclude this decision by the Chairs Casting Vote – **a decision not to support this application for reasons of Over Development of the Site is recorded. Herstmonceux Parish Council do not support this planning application.**

5.4

This Item was brought forward in the proceedings at the Chairman's discretion and were discussed at Agenda Item 5.1 at the Chairman's for reasons of expediency.

**Comments
and
Observations
to Wealden**

Application No. WD/2021/0496/F

Application Type: Full

Expiry date for comments: 20 April 2021

Case Officer: Miss C Boddy Tel: 01892 602539

Location: EASTWOOD FARM, CHILSHAM LANE, HERSTMONCEUX,
BN27 4QH

Description: CONVERSION OF THE EXISTING HOUSE TO FORM
HOLIDAY LET
ACCOMMODATION AND ROOF ALTERATIONS COMPRISING THE
ADDITION OF A MANSARD ROOF

Applicant: Eastwood Farm (East Sussex) Ltd

Agent: DHA Planning Ltd

Cllr E Goodsell joined the meeting at 19.45 – The Chair reminded all that Cllr E Goodsell had an interest in this Agenda Item and would therefore not be allowed to speak. The Clerk placed Cllr E Goodsell in the Waiting Room

Comments and Observations:

The Chair asked the Councillors one by one if they had any questions for the applicant.

Cllr Kenward responded that all of her questions had been answered in the presentation given this evening at the public speaking slot and that she had no further questions.

Cllr Alder responded that her response was as Cllr Kenwards and confirmed that she had no further questions.

Cllr Stewart had no questions

Cllr Game had a query about the use of the property which was confirmed as that it would be all year-round use.

Standing Orders re-opened at 19.47

Discussions:

Change of Use - Cllr Kenward mentioned that the Local Planning Authority have expressed that Change of Use Permission is probably not necessary as the proposals would come under Permitted Development Commitment to Sustainable Tourism.

Access point road safety - A general point was raised that the Access was on a stretch of the road with a suitable width although the hedges would need to be kept cut back.

Vehicle movement – Council considered that if a large family lived in a home with 8 bedrooms rather than for example 3 -4 families coming together to use the property, the number of cars wouldn't be that different and if a family lived there, the car useage would actually probably be more regular. Council concluded that the number of movements from this project would probably not increase because of the proposal from family home to holiday let.

Local Economy - this new business will support other businesses in the parish and nearby.

Herstmonceux Parish Neighbourhood Plan and Wealden Plan - supporting tourism and local business. Local employment opportunities for local families who as a result of the Winter Support Fund we know whose employment has been affected by Coronavirus.

Considerations of other options for the building - If converted into apartments this would result in increased traffic

Privacy objections – Privacy is not a planning matter not a planning regulation.

Business portfolio – benefits of having experience of high end lets like Finchcocks and hope that this will be similar.

Local perception - a shame that the mis-information that has circulated on social media and other places has overshadowed the proposals

Standing Orders closed at 19.53 to allow a question regarding the overview of the business proposal to the applicant. A further question was asked about the management of the business – would there be management living on site? This is being considered. Further query about resuming the application for the barn for dedicated accommodation on site? Intention is to recruit someone local – meet and greet and on hand for duration of the stay, plus a couple of regular visits – customer care and degree of supervision to encourage responsible behaviour.

Standing Orders re-opened at 19.58

Cllr Porter **proposed** to respond with solely that ‘Council Fully Support the application’. Seconded by Cllr Game.

It was **proposed** that the wording of the received proposal be amended to expand on the response. It was **proposed** that the comments and observations read as:

The Council have read and carefully considered all communication received through the Parish Office and that on the Wealden Portal, both in support of and in objection to this application. The Parish Council believe that the applicant has responded satisfactorily to the raised objections and therefore **Fully Support** this application.

Proposed by Cllr Porter, Seconded by Cllr Kenward. **All in favour.**

Standing Orders closed at 19.59 to allow for a further question regarding accommodation or provision / employment for a management person/persons.

Standing Orders re-opened at 20.00

5.5	<p>Application No. WD/2021/0427/F Application Type: Full Expiry date for comments: 3 May 2021 Case Officer: Sally Simpson Tel: 01892 602551</p>	<p>Comments and Observations to Wealden</p>
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Location: THE WELLS, GARDNER STREET, HERSTMONCEUX, BN27 4LG
Description: A TWO-STOREY REAR EXTENSION TO AN EXISTING PRIVATE DWELLING HOUSE
Applicant: Mr and Mrs Stephen Dean
Agent: Mr Mark Burnaby-Davies

Comments and Observations:
This application is **Supported**.
Proposed by Cllr Game, Seconded Cllr Alder. All in favour.

6.
PLN_21.05.06

**CONSENTS, REFUSALS, WITHDRAWALS, APPEALS,
ENFORCEMENT**

Consents –
Application No. WD/2020/2486/F
SIDE AND REAR ADDITION AND ENTRANCE PORCH
ENLARGEMENT, CLIPPENHAM COTTAGE, COWBEECH, BN27 4JJ

Application No. WD/2021/0280/F
TWO STOREY EXTENSION TO SIDE ELEVATION OF HOUSE

24 QUEENS ROAD, HERSTMONCEUX, BN27 4LS

7.
PLN_21.05.07

LIME CROSS HOUSING DEVELOPMENT

i Section 106 monitoring updates or communication
Meeting to be re-requested

ii S278 – other updates or communication
Railings discussed
Re-request meeting to discuss quality of bus stop and shelter and latest update on site movements.
Noted that the entrance is now blocked up but this could be a precaution against illegal occupancy until building works start.
Delays will impact our HPNP review
Housing type allocation queries still outstanding

**Clerks
actions –
request
updates for
unanswered
questions
and meeting
request**

8.
PLN_21.05.08

WEALDEN DC MATTERS

i Wealden Local Plan updates and any pending consultations
No further updates

9.
PLN_21.05.09

ONGOING APPLICATIONS AND ITEMS – UPDATES WHERE AVAILABLE

- i Woodland View S106 Footpath Improvements – final clarification awaited prior to Council chosen quote for forwarding to ES Highways
- ii Community Land Trust - latest information discussions and any further actions – meeting with proposed builder next week
- iii Land Adjacent to Geo Collins Honda – 3 trees taken down, 2 were listed for possible removal. Why did WDC insist on protection zones around the 2 trees that were going to be cut down?
- iv The Woolpack – building appears to have started
- v Horseshoe Inn & Posey Green – Clerk to contact Local Authority Case Officer to request an update
- vi Recreation Ground use / bookings through the summer – put out summery picnic idea to community to gauge interest.

The last member of the public left the meeting at 20.40

10.
PLN_21.05.10

HERSTMONCEUX PARISH NEIGHBOURHOOD PLAN

i Confirm Review Date
28th June, evening.

ii Use of Recreation Ground Car Park
Tuesday 11th meeting with the school. Governors are aware of the discussion and that this is an operational matter and the Governors do not need to be involved.

Cllr E Goodsell left the meeting at 20.49

11.
PLN_21.05.11

CORRESPONDENCE FOR NOTING INCLUDING THAT RECEIVED AFTER PUBLICATION OF THIS AGENDA

There was none

12.
PLN_21.05.12

ITEMS FOR NEXT MEETING

No items were highlighted

13.
PLN_21.05.13

CLOSE OF MEETING

The meeting closed at 20.58

Date of next meeting – Tuesday 1st June 2021