

MINUTES

HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE Tuesday 7th December 2021 7.00 p.m. Herstmonceux Village Hall

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

Wealden Councillors:

Council Staff in attendance – Clerk

Members of the Public – None

Minute no	Item	Action
1. PLN_21.12.01	APOLOGIES FOR ABSENCE The Chair opened the meeting at 19.03 pm, thanked everyone for coming and reminded all that this meeting was being recorded. Apologies had been received from the following Herstmonceux Parish Councillors: David Harding; Nick Porter; Emma Goodsell; Wealden District Councillors: Pam Doodles;	Apologies accepted and recorded
2. PLN_21.12.02	DECLARATIONS OF MEMBERS' INTERESTS As at beginning of the administration term. Declarations specific to this agenda: None	Declarations recorded
3. PLN_21.12.03	DISPENSATION REQUESTS None.	Dispensations noted
4. PLN_21.12.04	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. No members of the Public were present.	
5. PLN_21.12.05	PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION, COMMENTS AND OBSERVATIONS FOR SUBMISSION TO WEALDEN DISTRICT COUNCIL	
5.1	Application No. WD/2021/1121/MAJ Application Type: Major Application - Full Expiry date for comments: 8 December 2021 Case Officer: Ralph Forder Tel: 01892 602496 Location: LAND ADJACENT TO COLLINS HONDA, HAILSHAM ROAD, HERSTMONCEUX, BN27 4JU Description: ERECTION OF 29 NO. DWELLINGS INCLUDING 35 PER CENT AFFORDABLE HOUSING PROVISION). Amended plans received date stamped 12/11/2021. Comments and observations: Councillors had carefully considered the revised documents. Council Strongly Object to this application for the reasons outlined below. Council refer to their comments submitted on the 08 October 2021, and reiterate that many of the issues have not been addressed:	Comments and observations to Planning at Wealden

1.Failure to comply with NPPF

Sustainable development in accordance with conditions in the NPPF as set out in Paragraph 8 of Clause 2.

- a) "an economic objective" that is the "right type, in the right place and the right time".

Notwithstanding the slightly revised plans and reversion to providing 35% of affordable housing rather than 100%, this application for 29 houses is **over development of the site** that does not satisfy this condition.

- b) "a social objective" is required by the NPPF to provide a sufficient number and range of houses with "accessible services and open spaces".

This proposed development fails completely to satisfy this condition being an isolated and cramped development with no open spaces.

One of the main changes in the revised plans includes a reduction of garden areas to some of the plots to allow for a full 15m buffer to the Ancient Woodland. Whilst the retention of this buffer is of key historical and ecological importance, further loss of household amenity space to these family homes, and to the overall green space allowance of this development, is unacceptable:

- the reduction in leisure space may encourage occupiers to use this land to the detriment of ancient woodland.
- the gardens are the sole green space / natural surface water drainage arrangement throughout the site.
- furthermore, due to this outline application stage, no schemes as to the proposed arrangements for disposal of surface water has yet been submitted. However, Council wishes to refer to their previously submitted comments and the local knowledge justification for these.

Despite the Highways report, Council finds the proposed number of carparking spaces for the number and type of houses as insufficient and the information presented in the written report and on the drawn plans is inconsistent. Council request clarification. Plans show 55 residents spaces with an additional 3 for visitors and 3 disabled parking spaces. Excess parking needs will in all probability filter out to the roadside and grass verges, as they have from other developments further into the service centre.

- c) "an environmental objective" to protect and enhance the natural environment and to mitigate and adapt to climate change and move to a low carbon economy.

Please see Council's previously submitted comments regarding proposals for heating of the new homes and the local knowledge justification for these.

Please see Council's previously submitted comments regarding extra vehicular use (allocation for 61 cars) and carbon emission and the local knowledge justification for these comments.

The Parish Council strongly reiterate their comments about the potential damage that the proposed footpath from the site entrance to the garage site to the west is likely to cause to the mature established trees that are sited on the A271 road: Damage to these trees will be environmentally disastrous and could cause road problems. Council do not agree with the Applicant's unsupported statement of there being no risk the trees and Council require a new and up to date Arboricultural Tree survey.

Council refer to their comments submitted on the 08 October 2021, and reiterate:

2. Failure to comply with Herstmonceux Neighbourhood Plan

Failure to comply with the sustainable requirement of Policy1, the Design Guide in Policy 12 and the Older People's Housing Need in Policy 14.

Council refer to their comments submitted on the 08 October 2021, and reiterate:

3. Latest Government announcement that building should not be allowed on greenfield sites

This is a greenfield site. However, Council is mindful that permission for 17 houses had already been granted on this site.

Due to the objections outlined above, Herstmonceux Parish Council respectfully, but firmly, request that this application be called in for a Planning South Committee decision and not be dealt with by Officer decision.

The Parish Council also acknowledge an ownership dispute on a strip of land that is included within the submission plans.

Cllr Game Proposed Strongly to Object to this application and submit the comments and observations above. Seconded by Cllr Alder. **All in favour.**

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| 5.2 | <p>Application No. WD/2021/2111/F
Expiry date for comments: 9 December 2021
Location: The Stables, Plum Hill Farm, Stunts Green, Herstmonceux, BN27 4PN
Description: CONSTRUCTION OF FIELD STORE AND ANIMAL SHELTER WITH NEW ACCESS GATE THE STABLES, PLUM HILL FARM, STUNTS GREEN, HERSTMONCEUX, BN27 4PN</p> <p>Comments and observations:
Use of the original access is submitted for this application. Council reminds the Planning Authority of the previous application which included a proposal for passing bay provision that has still not been provided, despite the number of developments on this site and subsequent increase in traffic to the property.</p> <p>Cllr Kenward Proposed to have no objection to this application.
Seconded by Cllr Lee. All in favour.</p> | <p>Comments and observations to Planning at Wealden</p> |
| 5.3 | <p>Info Only</p> <p>Application No. WD/2021/2903/LDP
THE USE OF THE EXISTING BARN OUTBUILDING AS A "GRANNY ANNEXE" FOR USE BY FAMILY MEMBERS OF OLD</p> | <p>Comments and observations to Planning at Wealden</p> |

MILL COTTAGE INCLUDING BUILDING OPERATIONS TO
COMPLY WITH CURRENT BUILDING REGULATIONS.
OLD MILL COTTAGE, TROLLILOES LANE, COWBEECH,
HAILSHAM, BN27 4JG

Comments and observations:

Council politely requests that the Local Planning Authority impose a S106 on the 'Granny Annexe' to tie it to the main property.

Proposed to submit the above comments, Cllr Stewart, Seconded
Cllr Game. **All in favour.**

6. **CONSENTS, REFUSALS, WITHDRAWALS, APPEALS, ENFORCEMENT** **Noted**
PLN_21.12.06

Consent:

Application No. WD/2021/2616/F

SINGLE STOREY REAR EXTENSION TO FORM UTILITY ROOM
HILLBROW HOUSE, TROLLILOEAS LANE, COWBEECH, BN27 4QR

7. **LIME CROSS HOUSING DEVELOPMENT**
PLN_21.12.07

- i Any significant information to note or action
None to note.

8. **ONGOING APPLICATIONS AND ITEMS – UPDATES WHERE AVAILABLE**
PLN_21.12.08

- i Horseshoe at Windmill Hill – any updates
None to note.

- ii Community Land Trust – any updates.
None to note.

- iii Wealden Local Plan – information re latest SHELAA
submissions - any comments for submission to, or
consideration by, Planning at Wealden:
no new SHELAA site submissions 19.09.2020-15.01.2021);
no new SHELAA site submissions 16.11.2018 – 18.09.2020;
SHELAA submitted sites as per January 2019 submissions.

- iv Any queries about Flood Planning and Development Policy
Planning for WDC

Email to WDC

Council requested that the Clerk submit comments regarding the
local challenges of granted planning permissions that cannot meet
Local Flood Authority recommendations and the impact that these
decisions have on the developer, the Council and the electorate.

9. **CORRESPONDENCE FOR NOTING INCLUDING THAT RECEIVED AFTER PUBLICATION OF THIS AGENDA**
PLN_21.12.09

Complaint response WDC - LGO ref 21 012 112

The response had been received on 2nd December 2021 and
circulated to all. The response was as follows:

The Ombudsman's final decision:

*Summary: We cannot investigate this complaint about a planning
matter because it has been made by a parish council. We cannot
investigate complaints from public bodies, such as parish councils.*

Levelling up Letter from 7 East Sussex Parishes to The Rt Hon.
Michael Gove MP – HPC were not consulted but would like to also
emphasise. Can we utilise and use or included in any future
correspondence. Ninfield might also feel the same.

The communication from the Member of Public in respect of Planning Application number WD/2019/0543/RM had been circulated as requested. The communication had also been sent to the Wealden Planning Officer. Cllr Stewart had declared an interest in this application.

The above were noted.

10. **ITEMS FOR NEXT MEETING**
PLN_21.12.10 None

11. **CLOSE OF MEETING**
PLN_21.12.11 The meeting closed at 19.45

Date of next meeting – 4th January 2022