

## MINUTES

### HERSTMONCEUX PARISH COUNCIL PLANNING (PLN) COMMITTEE

You are hereby summoned to a Planning Committee meeting on:

Tuesday 1st March 2022 7.00 p.m.

Herstmonceux Village Hall

**Councillors in attendance:** Jenny Alder; Jo Angear; Ketill Game; Graham Lee; Ian Stewart; Peter Watson.

**Wealden Councillors:** None

**Council Staff in attendance** – Clerk

**Members of the Public** – None

Minute no	Item	Action
1. PLN_22.03.01	<b>APOLOGIES FOR ABSENCE</b> The Chair opened the meeting at 19.02pm, thanked everyone for coming and reminded all that this meeting was being recorded.  Apologies had been received from the following Herstmonceux Parish Councillors: Cllr Porter Cllr Naish Cllr Kenward Cllr Harding  WDC Cllr Doodes	Apologies recorded
2. PLN_22.03.02	<b>DECLARATIONS OF MEMBERS' INTERESTS</b> As at beginning of the administration term.  <b>Declarations specific to this agenda: There were none.</b>	Declarations recorded
3. PLN_22.03.03	<b>DISPENSATION REQUESTS</b> None	
4. PLN_22.03.04	<b>PUBLIC QUESTIONS OR COMMENTS ON AGENDA ITEMS</b> This item shall last not more than 15 minutes or at Chairman's discretion and no contribution shall last more than 3 minutes.	
5. PLN_22.03.05	<b>PLANNING APPLICATIONS RECEIVED FOR CONSIDERATION, COMMENTS AND OBSERVATIONS FOR SUBMISSION TO WEALDEN DISTRICT COUNCIL</b>	
5.1	<b>Application No. WD/2021/3015/F</b> Application Type: Full Expiry date for comments: 28 February 2022 (extension requested on 15.02.2022) Case Officer: Sally Simpson Tel: 01892 602551 Location: TROLLILOES BARN, STUDDENS LANE, BN27 4QS Description: PROPOSED SINGLE STOREY REAR EXTENSION. Plan for amended design of single storey rear extension received 11/02/2022.  <b>Comments and Observations:</b> This application is supported.	Comments and Observations to WDC
5.2	<b>Application No. WD/2021/3168/F</b> Application Type: Full Expiry date for comments: 4 March 2022 Case Officer: Mrs S Buckingham Tel: 01892 602707	Comments and Observations to WDC

Location: ROCKS SMALLHOLDING, VICTORIA ROAD,  
HERSTMONCEUX, BN27 4TQ  
Description: CONVERSION OF FORMER SHOP TO RESIDENTIAL  
USE

**Comments and Observations:**

Subject to The Parish Council requesting of the Local Planning Authority that a S106 be implemented to tie this small residential conversion as an annexe to the main property, there are no objections to this application.

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

**Application No. WD/2022/0077/RM**

Expiry date for comments: 10 March 2022

Case Officer: Ms C Rowlands

Location: HAZELDENE, CRICKETING LANE, HERSTMONCEUX, BN27  
1QL

Description: RESERVED MATTERS PURSUANT TO OUTLINE  
PERMISSION WD/2021/1263/O (OUTLINE APPLICATION FOR THE  
ERECTION OF A DWELLING AND NEW INTERNAL DRIVEWAY) -  
APPEARANCE, LANDSCAPING, LAYOUT AND SCALE.

**Comments and  
Observations  
to WDC**

**Comments and Observations:**

Council did not approve of this application at the outline permission and continue to object for the reasons given previously. Council remembered their dissatisfaction at the case officers report which approved the outline application, without much detail being given.

The Parish Council object - the site of this application lies outside the development boundary and the approval of this application sets a precedent for development outside of the agreed boundary.

The Reserve Matters proposals do not satisfy access and residential usage.

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

5.4

**Application No. WD/2022/0093/F**

Application Type: Full

Expiry date for comments: 9 March 2022

Case Officer: Mr T Balcikonis Tel: 01892 602783

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

Description: CONSTRUCTION OF COVERED OPEN STRUCTURE TO  
HOUSE EXTERNAL KITCHEN

**Comments and  
Observations  
to WDC**

**Comments and Observations:**

Council object to this application. The plans show the structure to lie tight against the site boundary of the neighbouring property. If used for social gatherings this will have a detrimental effect on the neighbouring property.

The structure can also be seen from the public footpath, contrary to the application information. Councillors stated that this proposal is an excessively large, over-development for the site.

**Proposed** Cllr Game, Seconded Cllr Angear. **All in favour.**

5.5

**Application No. WD/2022/0300/PO**

Application Type: Planning Obligation

Expiry date for comments: 11 March 2022

Case Officer: Mr M Taylor

Tel: 01892 602560

**No further  
action**

Location: LAND AT LIME PARK, CHURCH ROAD, HERSTMONCEUX  
Description: MODIFICATION OF SECTION 106 AGREEMENT DATED 17 DECEMBER 2015 AS AMENDED ON 30 JUNE 2016 ATTACHED TO WD/2015/0136/MAO (PROPOSED DEVELOPMENT OF 40 NO. RESIDENTIAL DWELLINGS COMPRISING 4 NO. 1 BED APARTMENTS, 9 NO. 2 BED HOUSES, 12 NO. 3 BED HOUSES AND 15 NO. 4 BED HOUSES TOGETHER WITH ASSOCIATED ACCESS, ROADS, PARKING PROVISION AND OPEN SPACE) TO COVER CHANGES TO AFFORDABLE HOUSING SIZE MIX, NEW DEFINITIONS OF AFFORDABLE HOUSING TERMS AND OTHER PROPOSED CHANGES TO PRINCIPAL AGREEMENT.  
Applicant: Town and Country Housing

**Comments and Observations:**

Council confirmed that the S106 2015 application was named as Lime Park hence this Woodland View application reference being called Lime Park. The reality is that the specific type of property, as stipulated in the S106, were not built. Council assume that permission was given by WDC to vary the property types without need for consultation.

As a S106 runs for an un-defined period of time, this application is re-setting the S106 to line up with what has been built, which was probably in response to the lay of the land and feasible / suitable type of housing.

**Council agreed not to comment on this application.**

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

6.  
PLN\_22.03.06

**NOTICES OF CONSENTS, REFUSALS, WITHDRAWALS, APPEALS, ENFORCEMENT RECEIVED FOLLOWING PUBLICATION OF THIS AGENDA**

**Consents**

**Application No. WD/2021/2594/FA** MINOR MATERIAL AMENDMENT TO WD/2019/2239/F (PROPOSED REDEVELOPMENT OF THE WOOLPACK INN (PART CONVERSION/PART DEMOLITION AND NEW BUILD) INTO 8 DWELLINGS TOGETHER WITH A FLEXIBLE A1, A2, A3 OR A4 USE ON THE GROUND FLOOR) INVOLVING VARIATION OF CONDITION 22 TO ALLOW FOR THE HANDING OF UNIT 1 AS THE ACCESS PATH CLASHED WITH A BT KIOSK. THE WOOLPACK, WEST END, HERSTMONCEUX, BN27 4LJ

**Application No. WD/2021/2254/F**

EXTENSION TO EXISTING SINGLE STOREY BUILDING, TO ALLOW FOR CONVERSION TO A RESIDENTIAL ANNEXE. LOWER BEMZELLS, BEMZELLS LANE, HERSTMONCEUX, BN27 4Q

**Refusals**

**Application No. WD/2021/1121/MAJ**

ERECTION OF 29 NO. DWELLINGS INCLUDING 35 PER CENT AFFORDABLE HOUSING PROVISION). LAND ADJACENT TO COLLINS HONDA, HAILSHAM ROAD, HERSTMONCEUX, BN27 4J (original application has now lapsed).

The above were noted.

7.  
PLN\_22.03.07

**WD/2021/1121/MAJ**

Officers Report recommending refusal – Councillor feedback Council agreed this was an excellent and thorough report.

8.  
PLN\_22.03.08

**ONGOING APPLICATIONS AND ITEMS – UPDATES WHERE AVAILABLE**

i Land at Hailsham Road (previously known as Land Adjacent to Collins Honda)  
As above refusal.

ii Woolpack – any updates  
Ongoing. Internal works now happening.

iii Lime Cross  
No further updates. Clerk to request an update.

iv Horseshoe at Windmill Hill  
Hoardings are in situ. Flagpoles discussion to be had with Site Manager – Cllr Alder.

v Community Land Trust  
No further updates.

vi Wealden Local Plan  
No further updates.

**Clerks  
communication  
to Clarion and  
LPA Officer**

9. **CORRESPONDENCE FOR NOTING INCLUDING THAT RECEIVED  
AFTER PUBLICATION OF THIS AGENDA**  
PLN\_22.03.09 Wealden Challenge to the government about homes building

10. **ITEMS FOR NEXT MEETING**  
PLN\_22.03.10 Lobbying meeting of local towns and parishes regarding home building numbers.

11. **CLOSE OF MEETING**  
PLN\_22.03.11 The meeting closed at 19.40

**Date of next meeting – 4<sup>th</sup> April 2022**