Minutes of the Planning and Environment Committee held at the Village Hall, 
North Street, Hellingly, on Monday 24 April 2017 at 7.00pm

P.098.04.17 – P.103.04.17

Present: Councillors, G Hesselgrave (Chairman), J Blake, W Hesselgrave, C Jackets, P Strudwick and D White

In Attendance: Suzanne Collins (Parish Clerk) and 1 member of the public in part

Apologies: Councillors S Davis and G Hopcroft

Declarations of Interest: Councillor Blake declared a personal and prejudicial interest in application WD/2017/0786/LB and left the room during the discussion thereof. Councillor Strudwick declared a personal and prejudicial interest in application WD/2016/2943/F and left the room during the discussion thereof.

P.098.04.17 The Planning and Environment Committee Minutes of the meetings held on Monday 20 March 2017 and Wednesday 12 April 2017 were approved and signed.

P.099.04.17 Matters arising: P097.04.17 – Tree Preservation Order. The Clerk had contacted Wealden District Council about placing a Tree Preservation Order on the oak trees that border the Sussex Plants application site. It was not thought likely that an order would be applied.

The meeting adjourned at 7.05 pm for a member of the public to address the Committee.

Councillor Blake left the room at 7.10pm whilst the Committee discussed this as it was his wife who had raised the issue.

Advertising signs had been placed on the A267 opposite the junction to North Street. There was concern that these signs would cause a distraction to drivers at what is a dangerous junction, on an unrestricted road. The Committee were asked to make formal representations to both East Sussex County Council and Wealden District Council. It was thought that the signs were above the permitted size and that they were inappropriate in a rural area and in addition were at the entrance to the Hellingly Conservation Area. The Committee agreed to write to both East Sussex County Council and Wealden District Council.

The meeting reconvened at 7.12 pm
The Committee commented on the Planning Applications received as follows:

Springers, Park Road, Hellingly, BN27 4ET

WD/2017/0711/F

Proposed single storey side extension.
The Planning and Environment Committee have NO OBJECTION to this application. However, they were sympathetic with the neighbouring property Swingate Stores in respect of the issue of overshadowing and would ask that the plans are carefully looked at to ensure that there is no overshadowing or loss of privacy.

Land at Cobwebs, Lower Horsebridge, Hellingly, BN27 4DH

WD/2017/0207/MAO

Outline application for the demolition of workshop, garage, stores and other outbuildings, removal of caravan. Erection of 12 houses and package treatment plant, erection of garage for existing dwelling, Cobwebs

The Planning and Environment Committee OBJECT to this application for the following reasons:
• It is an unsustainable development as defined in the Wealden Local Plan.
• It is within flood zone 2.
• There will be loss of privacy for the properties that border the site and a loss of a great number of trees.
• It would appear to be overdevelopment of the site and area.
• There is poor highway access to the site.
• The application includes a package treatment works and there is concern as to whether these are effective.
• An appeal on the previous application for only 8 properties was turned down.

Councillor Blake left the room at 7.27 pm

Pelham Cottage, Church Lane, Hellingly, BN27 4HA

WD/2017/0786/LB

Block up first floor bathroom window to west elevation. Insert roof light to pitched roof over bathroom to north elevation.
The Planning and Environment Committee have NO OBJECTION to this application, but believe that the decision should be made by the Conservation Officer

Councillor Blake returned to the room at 7.29 pm. Councillor Strudwick left the room at 7.29 pm.

Blackstock Farm, Grove Hill, Hellingly, BN27 4HF

WD/2016/2943/F

Change of use of building to a function room for holding functions including weddings, craft shows, conferences and meetings for a maximum of 180 persons.
The Planning and Environment Committee have NO OBJECTIONS subject to the following:
• That there would be sufficient car parking spaces available if more than one function was taking place at the venue.
• The impact on the surroundings are considered.
• That similar conditions to those on the existing function room be applied and only one function room to be used at any one time.
• That a condition in relation to lighting be applied to ensure that it complies with Wealden’s Dark Sky Policy.

Councillor Strudwick returned to the room at 7.40 pm

Land East of Park Road and South of New Road, Hailsham

WD/2017/0697/MRM

Reserved matters pursuant to outline permission WD/2013/0637/MEA (Residential development, a new primary school, up to 300sq.m. of retail floorspace, employment provision (business), informal open space, new allotments and landscaped areas together with new accesses, highway works (including
new link road between Park Road and New Road), other related infrastructure and associated works including demolition of existing buildings and structures).

The Planning and Environment Committee have the following comments in relation to this application.

- Is there to be any land raise involved on the site? If there is then the Committee would OPPOSE this.
- It is not clear how the surface water is to be disposed of.
- The Committee would like to see a proper management plan for the wildlife corridors and swales that run through the site.
- The Committee query the suitability of the emergency vehicle access to the site.

Land adjacent to Evergreen, Hackhurst Lane, Lower Dicker, BN27 2BL 
WD/2016/2825/O
Proposed detached dwelling house.

The Planning and Environment Committee would make the following comments on this application.

- The site is in an open countryside location where they would expect the countryside policies to be applied.
- It lacks sustainability as other recent decisions have indicated.

18 New Road, Hellingly, BN27 4EW 
WD/2017/0512/F
Double-storey side extension and rear extension over existing single storey

The Planning and Environment Committee SUPPORT this application as it increases a small dwelling for modern living and is consistent with others in the road.

P.101.04.17 Progress of the Neighbourhood Development Plan. A Steering Group Meeting was scheduled for 29 April 10.00 at the Village Hall. This meeting would be informed of the emerging Wealden Local Plan, progress on Topic Papers, they would receive a presentation from the Consultant writing the Village Character Assessments and an indication of the timetable for the preparation of the Neighbourhood Development Plan (NDP) of the next few months. The NDP would also form the main element of the Annual Parish Meeting.

P.102.04.17 The Committee noted the minutes of Wealden District Council’s Planning Committee South held on 30 March 2017.

P.103.04.17 The Clerk had received a request from Wealden District Council concerning a proposed road name for the new Danecroft Nursery Development. The proposal was Danecroft Place, the Committee felt that the proposed name was more suited to an urban development and preferred the name Danecroft Gardens, thinking that this was more suitable for a rural setting and particularly as the site had been a nursery.

The Clerk had also received notification of 2 appeals one for Hazeldene, Lower Horsebridge, and the other for Unit 20, The Blue Shed, Hackhurst Lane, Lower Dicker the Committee did not wish to submit any further comments.

P104.04.17 It was noted that the new hedge in New Road needed to be topped. It was agreed that East Sussex County Council should be asked what their intention was concerning all the hedges in the area of New Road and Park Road as many were overgrown.

It was noted that a number of dwellings on the Burfield Grange Development had been occupied and that welcome letters should be sent to them. The Clerk was also asked to approach Bovis to find out where the Council might be able to locate a noticeboard on the site.
Concern was raised about the lack of a pavement in Station Road, it was agreed that this was a concern all the way along through the village. It was agreed that a meeting with East Sussex County Council would be arranged following the County Election, the purpose of the meeting to ask them to carry out a traffic study in the area.

Meeting closed at 8.35 pm
Date of next meeting: Scheduled 10 May 2017

Suzanne Collins
Parish Clerk

25 April 2017