

East Chiltington Parish Council

www.eastchiltington.net

Mrs J.Toomey, Clerk to East Chiltington Parish Council Bowling Green,
Chiltington Lane, East Chiltington BN7 3QU, East Sussex Tel: 01273 890621

Email: clerk@eastchiltington.net

Minutes of the Planning Committee Meeting held at Beechwood Hall on 11th August 2016 at 7 p.m.

Present: Chair of the Planning Committee – Cllr Justin Fleming
Chair of Parish Council – Cllr Elizabeth Harrison
Cllr Julia Tingle – note-taker for the meeting.

Members of the public present: 2

The members of the public present were Mr. and Mrs. Vaisey who had attended to support their application. In line with parish council procedure they were given the opportunity to comment on their application before the meeting began.

They re-iterated a history of disputes with neighbours, and voiced their concern about the motives of those who had complained about past applications. Their rebuttals of the points in various letters of objection were referred to, and a full rebuttal of all points would be made by them to the planning officer at LDC. Mr Vaisey stressed that comments from objectors regarding the lack of redundancy of barns were inaccurate.

Having heard the applicants' views the meeting commenced.

Cllr Fleming outlined the purpose of the meeting, which was to discuss three applications which had been submitted, so that the parish council was in time to meet LDC deadlines for their comments. He stressed that the planning committee would focus only on material planning considerations in making its recommendations.

LW/16/0572. Conversion of double garage into ancillary accommodation at Orchard Barn, Honeypot Lane.

Members of the Planning Committee had attended a site meeting on Tuesday August 9 with permission of the applicant, who was unable to be present that day.

Members of the Planning Committee confirmed support for the application at this meeting and will ask that LDC are so advised.

SDNP 16/03618/FUL Warningore. Conversion of barn to holiday let/B&B, including demolition and re-building of existing lean-to in the southwest elevation.

Members of the Planning Committee had attended a site meeting on Tuesday August 9 with permission of the applicant who was unable to be present that day. Members of the Planning Committee supported this application and will ask that LDC are so advised.

SDNP 16/02212/FUL Unit 1 Wootton Farm. Demolition of existing agricultural building and surrender of open storage yard and erection of 4 holiday lets.

A site visit to Wootton Farm had been carried out by the Planning Committee on August 9. They were accompanied on the visit by the applicant, Mr. L. Vaisey.

The Chair noted, for the purposes of this planning committee meeting , that discussions regarding this application could only be dealt with in isolation from historical planning events or possible future issues. He confirmed that the present application was being considered as a stand-alone application, and therefore could only be examined in that context.

Cllr Fleming confirmed that he had discussed the application with the Case Officer at LDC in order to review whether the application was in line with current planning policies. The drawings and other supporting documents had been studied by him and the Case Officer. Cllr Harrison had also had discussions with the Transport Development Control Manager at ESCC.

Cllr Fleming noted that Wootton's current application is part of an existing business. 8 objections had so far been received by the parish council. Five of these objections are available on line, and three have been copied to the Clerk. All are noted by the parish council.

The four main considerations before the parish council were:

1. The traffic and road safety implications.

Cllr Harrison noted that, according to the ESCC Highways Officer, the estimated number of 8 movements per day for this application was 'on the conservative side but not unreasonable' in relation to the 4 holiday lets proposed.

The Chair had also consulted ESCC regarding a reasonable calculation of the number of passing places which would be acceptable on a track such as this. Although it was not unreasonable to have 4 passing places, Cllr Fleming suggested more passing places would be helpful on this footpath.

Cllr Harrison also noted a suggestion from one resident that traffic calming such as speed bumps would be helpful to enforce the 10 mph limit on the track. Although reserving judgment on this, the Chair supported investigation of traffic calming along the track.

As it is a public right of way the Rights of Way officers' views are required. Several residents' objections note safety concerns in relation to this. To date the response of the highways department is unknown, so our response to LDC would not have the benefit of their contribution.

In summary, the chair concluded that the planning committee does not object to the application in terms of its traffic implications.

2. The redundancy or otherwise of the building:

The committee took the view that the building is redundant for the purposes of this application.

The Chair commented to the meeting that it was a pity the building could not be used productively if this then resulted in new barns being erected in the vicinity to compensate.

3 Amenity implications in planning terms

The need to respect the amenity of neighbours and all who use the track was raised by several objectors. Some of these suggest that, if the holiday lets are connected to the wedding event business, this might result in loss of amenity.

The chair commented that this is not relevant to the application.

The planning committee agreed that there is not a problem in principle with regard to the issue of amenity.

4. Layout and density of buildings

The Chair commented that the principle exists that if people are going to pull down a building and replace it with another the footprint should not be bigger. Although the new building would maintain approximately the same footprint as the existing one it will however be approximately 3.5 metres higher and would look dominant in the context of neighbouring buildings and the wider views.

The committee had no objection to the design and quality of materials proposed and felt that the weather-boarding enhanced the visual aspect of the proposed barn and would complement the existing tithe barn which is due for completion in April 2017. Any development permitted should not be undertaken until the tithe barn is completed.

The Chair noted that the scale of the building proposed was of sufficient concern to require objection to this element of the application and that LDC would be advised accordingly of the parish council's conclusions.

In summary, the planning committee concludes that the application has merits. However, there are concerns about the scale and height of the proposed building, and the committee reserves judgement about the rights of way issues.

