

# Hadlow Down Parish Council

## MINUTES OF A PLANNING MEETING OF HADLOW DOWN PARISH COUNCIL

Held in the Village Hall, Hadlow Down

at 6.30 pm on Tuesday July 15<sup>th</sup> 2008

Note – this is a draft copy to be agreed and amended, if necessary, at the next Planning Meeting.

**In attendance:** Cllrs David Walker (Planning Chairman), Paul James, Graham Terry and Michael Lunn

1. **MINUTES OF THE PREVIOUS MEETING:** were not read or signed as the Clerk was unable to attend. It was agreed that the signing should be deferred to the next full Council meeting on August 5<sup>th</sup>.
2. **MATTERS ARISING:** Two matters were raised from previous meetings. The first involved The Old Garage where planning consent had recently been granted to convert into a dwelling house. Hadlow Down P C were concerned about access to the rear of the New Inn and conversations with Mr Lomax suggest that he is amenable to allowing access to the New Inn via the North side of the new dwelling. He made the point that he would only be responsible for creating the means of access and it was the responsibility of the owner of the new Inn to ensure that the access could be utilised by the owner ensuring that the ground levels matched.

The second involved Hollybrae, Wilderness Lane. Wealden D C had advised that although planning consent had been granted for structural changes to the property, the owner had, in fact, demolished beyond the stage at which it could be considered as structural changes and must be considered as a “New Build” application. The owners had been advised to cease work until a full set of plans for the New Build had been submitted and approved by Wealden D C. Information received was that the owner had not complied with the request to cease work and Wealden D C Planning Enforcement section were now involved.

3. **APOLOGIES FOR ABSENCE:** Apologies received from Cllrs Colin James and Tony Bonnick and Cllr Norman Buck WDC. The Clerk was also unable to attend due to illness.
4. **DECLARATIONS OF INTEREST:** Michael Lunn declared an interest in Coopers Farm and this was taken last to allow him to leave the meeting after discussion of the remaining items.

### 5. **APPLICATIONS:**

**WD/2008/1665/FA The Old Store:** Variation of condition 5 on WD/2008/01790/0

*The Council unanimously opposed the removal of the condition. The Council believes that until the outstanding issues are dealt with as set out in the Council’s response to application no WD/2008/1394/RM to the revised plans, any additional changes must be deferred. The Council sympathises with the request but believes the fundamental issues it raised previously must be dealt with first. In any event the Council will not approve a final date as set out. The speed limit must be in force prior to occupation. These issues raised were:-*

1. *The plans are wrong as the access is not owned by the applicant as shown in red on the location plan.*
2. *Sustainability –*
  - *The site is not big enough for additional storm water management so we would suggest a grey water system would go some way to alleviate the problem. The drainage at Standen Mews is inadequate. Properties lower down the lane have a significant increase in surface water and we don’t wish this development to add to this problem.*
  - *The design and access statement is woefully inadequate in explaining what is happening especially with regards to materials to be used. The plans provided show no details of materials.*
  - *There is no provision for reducing carbon emissions which is clearly a requirement of Planning Policy Statement 22 - Renewable Energy, Para 18. Local planning authorities and developers should consider the opportunity for incorporating renewable energy projects in all new developments*
  - *There are no facilities to incorporate composting or recycling facilities.*

- *There is no landscaping plan provided. We are surprised that the sustainability check list which appears to be so negative.*
- 3. *Access into the property is inadequate. Using our local knowledge there is insufficient space to turn into the new proposed driveways due to the parking for Standen Mews on the opposite side of the lane.*
- 4. *There is no plan for the garage to the Old Store which appears on the plan.*
- 5. *The scale of the proposed development seems rather large given the compact size of the site.*

*We would recommend that Wealden DC return these plans to the agent/applicant for correction and proper details to be added.*

**WD/2008/1651/F Comfrey Cottage Criers Lane, Five Ashes:** Demolition of existing conservatory and formation of single storey rear extension to form play room, study and porch with tiled bonnet roof to match existing. *The Council approves of the proposed plans which it believes is an excellent extension which both enhances whilst keeping the character of the building.*

**WD/2008/1437/F and WD/2008/1825/LB Loudwell Farm, Tinkers Lane:** Removal of 19<sup>th</sup> and 20<sup>th</sup> century extensions including conservatory and erection of two storey extensions and internal alterations. *Whilst WD/2008/1825/LB was not listed on the agenda as it was only the Listed Building application to support WD/2008/1437/F the Council considered both applications together.*

*Whilst the changes requested are very significant the Council felt that the overall effect was to enhance rather than detract from the existing building. The proportions of the replacement extensions only increase the footprint by a small amount and the final result will be a much more balanced structure than exists today. It is a sympathetic improvement with good proportions and is fully supported.*

**WD/2008/1433/F Loudwell Farm, Tinkers Lane – Granary:** Alterations to existing converted granary. *Whilst the Council approves the fundamental principles of the changes to the Granary it does not believe that the current plans are acceptable as they detract from rather than enhance the listed building. In particular the expanse of glass proposed in the South West elevation is excessive, both in the infill glass between the oak uprights and in the doors opening on to the balcony. The Council also considers the balcony an unnecessary intrusion into this side of the building and would wish to see a more sympathetic approach to the whole of this elevation. We feel that the architectural integrity suffers in this respect.*  
Please note the Council did not receive the full planning application in this case, only the listed building one.

**WD/2008/1426/F Coopers Farm..Five Chimneys Lane:** Alterations to existing pole barn and access way, including the erection of a small tool shed.  
*The Council is fully aware of the overall plans for this site and commends the return to agricultural use of this farm land. We fully support the current proposals which we believe will further assist the proper utilisation of the land.*

## 6. GRANTED PLANNING PERMISSION

**WD/2008/1164/LB Five Chimneys Farm:** Proposed garden room extension - **NOTED**

**WD/2008/1124/F Five Chimneys Farm:** Proposed garden room extension - **NOTED**

**WD/2008/3462/LB Huggetts Furnace Farmhouse, Hastingford Lane:** Proposed extension and alterations. - **NOTED**

## 7. REFUSED PLANNING PERMISSION. None

## 8. OTHER PLANNING MATTERS

**WD/2008/0021/F Marlowe House, School Lane:** Two storey addition to existing care home to provide 8 additional bedrooms and communal areas. Comments given to the PC by WDC. - **NOTED**

Signed ..... Date .....