

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 June 17th 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, Colin James, Graham Terry and Michael Lunn. Also in attendance Jean Holmwood (Clerk).

1. MINUTES OF THE PREVIOUS MEETING: The previous planning meeting had been incorporated into the general monthly meeting on Tuesday June 3rd and was minuted thereon. Previously circulated to Councillors and posted on the notice boards).

2. MATTERS ARISING: There were none

3. APOLOGIES FOR ABSENCE: Received from Cllr. Tony Bonnick and WDC Councillors Norman Buck and Ken Ogden.

4. DECLARATIONS OF INTEREST: There were none.

5. APPLICATIONS:

WD/2008/1394/RM The Old Store: Approval of reserved matters for approved planning application for WD/2008/01790/0 - two linked houses

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/2008/1301/FR Lynx House, School Lane: New pole barn to provide stables and outdoor menage area.

Firstly we refer to the last paragraph of our comments on WD/2008/1508/F

“Local knowledge says that this barn has been, and still is, used for stables. We would like to know what provision the applicant is making for her two horses.”

Stabling for 7 horses is disproportionate to the land. They had a perfectly good stable which was given permission (WD/2007/1508/F) to change to a photographic studio. The applicant must have known at the time that this was planned for the future. The application for conversion must have thought about the trade off of access from previous use to photographic studio, now the applicant is asking for further use e.g. large horse transporter, feed and hay deliveries and general movement associated with stabling for 7 horses. This is inappropriate and overdevelopment for a property off a small country lane in close proximity to a primary school.

The size of the stable block in relation to the size of the paddock is going from 18 sq. m. to 187 sq. m.. We are concerned that the large roof area of the stables has no provision for any surface water drainage scheme. The application does not state any soakaway which is totally inadequate for this site. We also consider the manege much too large given the size of the site and would have a visual impact from Waghorns Lane The stables borders a notorious Green Lane which already suffers from excessive water erosion and has now been closed by East Sussex County Council because of its perilous state. We are also concerned how the manege is to be drained, given the property seems to have little space left for traditional drainage schemes.

We consider the building materials e.g. powder coated profile steel sheeting to be highly inappropriate for an AONB, this has a high visual impact from Waghorns Lane. If consideration is given for a barn, then it should be built to a traditional Sussex style e.g. timber cladding and considerably smaller.

The application form no 16 states there are no trees or hedges on the site, which is obviously wrong. The proposed stable is situated adjacent to a long-established hedgerow. There is no indication of additional landscaping to be carried out.

Since the conversion of the old stable block which we commented on, there has been a blatant disregard of planning law. We would recommend this should be refused and the stables removed immediately.

WD/2008/1327/F Brick Kiln Farm, Brick Kiln Lane: Alteration and extension to existing dwelling to form link to and convert disused barns. Site visit to be arranged.

WD/2008/1158/FR Rowan Cottage, School Lane: Driveway/turning for two cars.

We consider this to be a benefit to the safety of the applicant and road users and will remove their parked cars from the road.

WD/2008/1137/F Garage at the New Inn, Main Road: Conversion of garage building to a detached dwelling with amenity space, car parking and new access.

We feel that this is a good conversion whilst still keeping the integrity of an old building within the centre of the village. However we have concerns regarding the access. This is the only access onto the New Inn land which can be used for a car park, therefore we don't wish to see the access only used for the dwelling but used for a pub car park, which has no parking facilities at the moment. There is a planning gain if there is a right of way over the access for the pub in perpetuity.

We also have concern about the drainage, as our comments on WD/2008/3173/0 Land to the rear of the Old Store

"History shows that the storm drainage from Standen Mews, which Wealden District Council assured us at the time of the development being built would be sufficient, is totally inadequate. Therefore we have concerns about storm water drainage from these potential extra premises".

We would also recommend that no building work be commenced until the installation of the bollards has been undertaken. Outside the New Inn, and no occupation of the premises until the 30 mph speed limit has been implemented. (see your comments no 5 on the approval of WD/2008/01790/0).

WD/2008/1140/LB Garage at the New Inn, Main Road: Conversion of garage building to a detached dwelling with amenity space, car parking and new access. See comments above.

6. GRANTED PLANNING PERMISSION

WD/2008/0386/0 Land to the West of Five Chimneys Farm: Erection of a 12,000 bird, free range egg laying unit.

WD/2008/0339/F Little Foxes Farm, Stonehurst Lane: Replacement dwelling, including demolition of existing stables/workshop

WD/2008/0021/F Marlowe House, School Lane: Two storey addition to existing care home to provide 8 additional bedrooms and communal areas

7. REFUSED PLANNING PERMISSION

WD/2008/0842/F Brookhouse, Tinkers Lane: End extension to detached dwelling to provide kitchen/breakfast area to ground floor, new bedroom to roof space over, together with internal alterations. (Sent to Hadlow Down PC but is situated on Heathfield Parish. The Clerk will forward.)

8. OTHER PLANNING MATTERS:

None received.

Jean Holmwood (Clerk)

17 Meadow Way, Heathfield, East Sussex TN21 8AJ Tel: 01435 860959

email: hadlowdownpc@btinternet.com