



Minutes of the Extra Planning Committee Meeting held on 20th February in East Hoathly Village Hall

PRESENT: Cllr Chris Magness, - Chairman, Cllr Victoria Albuquerque, Cllr Susan Cole, Cllr Diane Knill, Cllr Jonathan Ritchie, Cllr Tony Pope, Cllr Marion Wilson and Cllr David Vaughan.

Also in attendance: Karen Crowhurst – Locum Clerk

Members of the public – Approx. 50

At 7.00pm the meeting welcomed members of the public and opened with comments and questions.

A representative of the Village Concerns Steering Group spoke on behalf of the group made statements and drew the Parish Councils attention to concerns and matters contained within the application: **WD/2016/2796/MAO - HESMONDS STUD, WALDRON ROAD, EAST HOATHLY BN8 6QH**. As follows:

- The strength and breadth of concerns regarding the application, as well as the community working cohesively together.
- The number of letters expressing concerns or objections submitted to Wealden District Council, being 250 and is still counting as new submissions are being submitted.
- The response to Wealden District Council submitted by Village Concerns.
- The date in March when Wealden District Council will be considering the application (9th March.)
- Concerns surrounding the planning system in particular to Parker Dann submitting a “**Hybrid**” application.
- Concerns regarding sustainability, impact on the environment and the large housing numbers proposed.
- Particular concerns regarding Ailies Lane.
- The recently amended documents pertaining to access and the flow of the roads, documents of which were confusing.
- Reference to the “White Paper” due to be released by Central Government.
- The applications contravention of the National Planning Policy Framework and the appeal system which it is hoped that this application would be rejected.
- The representative urged the Parish Council to refuse this application and to take stock of the objections raised.

Other members of the public made comments, requested to know information, sought clarification and raised questions as below:

- Whether the Parish Council has read documents, letters and objections submitted by them – Members advised they had
- Queries around the application being hybrid. The Chairman advised that this fact has been accepted by the Council” should that not be WDC and not just council? The safety of children and residents were raised due to the increase in housing numbers and traffic flow if the application is approved.
- The proposed development(s) being a “square peg in a round hole.”

- How impressive the village has dealt with this large scale application especially Village Concerns.
- Imposition of parking restrictions in the centre of the village, leading to the reduction of economics in the village.
- The 90 degree bend and turning circles in and surrounding the village being impacted.
- The significant impact of increased danger and risk of accidents.
- Sustainably and strains on the doctors and schools.
- Drainage, flooding, water issues including water pressure for fire hoses and lack of plans pertaining to treatment plants.
- Emergency vehicle's being able to get through to emergency situations.
- Aillies Lane element of the application professing Bio security so not to contaminate to horses at the stud, whilst being adjacent to a bridle path.
- The lack of a traffic report referring to Allies Lane
- [The Chairman advised that this fact has been accepted by the Council](#) should that not be WDC and not just council?

In essence members of the public feel that this is the wrong application for East Hoathly.

Other items raised were, whether the Parish Council would take on board the view of Parishioners? The Chairman assured those attending that these view would be taken into account.

The hope that the Parish Council response will carry weight and the response itself will reflect all of the above concerns.

The application being hybrid and disingenuous.

Concerns that if this application is approved it would set a precedent for other Hybrid applications.

A debate was held between Mr Mark Best and members of the public.

Public session was then closed and the Council moved to the transaction of business at 7.30pm.

Minutes

1. APOLOGIES FOR ABSENCE

1.1 Apologies were received from Cllr Deane.

2. DECLARATIONS OF INTEREST – Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on this agenda

2.1 Cllr Albuquerque declared prejudicial interests with regard to the planning application at Helmond's, as she knows the applicant and the agent (Mark Best – Parker Dann has provided some planning advice. Cllr Albuquerque advised Members that she will leave the room when any discussion or decision is made.

2.2 Cllr Knill and Cllr Pope also declared interests.

3. PLANNING APPLICATIONS RECEIVED

To consider Planning applications including those received after this agenda has been published– Appendix 1 (note – consult notice board and/or Clerk for further information):

3.1 **WD/2017/0118/F FAIRVIEW FARM, EAST HOATHLY, BN8 6QZ**
 DEMOLITION OF SINGLE STOREY GARAGE AND REPLACEMENT WITH SINGLE STOREY SIDE EXTENSION,
 DEMOLITION OF SINGLE STOREY CONSERVATORY AND REPLACEMENT AND EXTENSION

FOR SINGLE STOREY SIDE EXTENSION, NEW WINDOWS AND DOORS TO PRINCIPLE AND SECONDARY ELEVATIONS, RENDER OF EXISTING HOST BUILDING AND R-ROOF WITH MOCK SLATE TILES.

3.2 **Comments and observations**

3.3 East Hoathly with Halland Parish Council supports this application, as it is a stand-alone property and in-keeping in design and improves the look of the residence.

3.4 **WD/2016/2765/F STAVERTON NURSERY, EASTBOURNE ROAD, HALLAND, BN8 6PU**
ERECTION OF 3 NO. BUNGALOWS TOGETHER WITH GARAGES AND ACCESS ROAD.

3.5 **Comments and observations**

3.6 East Hoathly with Halland Parish Council continues to support this application. The previous comments and observations made including recommendations submitted are still withstanding. The Parish Council would like to reiterate their concerns regarding drainage and water issues previously raised and would like assurance that these will be addressed.

3.7 Cllr Albuquerque left the meeting.

3.8 **WD/2016/2796/MAO - HESMONDS STUD, WALDRON ROAD, EAST HOATHLY BN8 6QH**
HYBRID APPLICATION BEING OUTLINE APPLICATION FOR DEMOLITION OF EQUESTRIAN WORKER'S DWELLING STABLES AND HORSE WALKER, CHANGE OF USE OF EQUESTRIAN LAND TO PROVIDED UP TO 205 NO, C3 DWELLINGS (INCLUDING 35% AFFORDABLE PROVISION), ACCESS, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE, AND FULL APPLICATION FOR EQUESTRIAN MANAGER'S DWELLING, STORAGE BUILDINGS, STABLES AND HORSE WALKER ACCESS, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE

3.9 **Comments and observations**

Members discussed this application in depth and considered matters including:

- Drainage.
- The amended plans.
- Attenuation ponds.
- Traffic movement and impact on the village.
- Detrimental effect to the village.
- The density of the houses proposed.
- The need to rebuild and use of the dwelling houses at Allies for agricultural purposes.
- The removal of Hedgerows, which is not needed.
- Parking provision

3.10 Each Member of the Council was given the opportunity to talk about their concerns regarding the application.

3.11 With this in mind and the comments made in public session. The Chairman of the Planning Committee motioned there should be 2 votes. 1) To either support or not support the Allies element of the application. 2) To support or not support the proposed application for 205 houses).

3.12 Votes were taken by a show of hands.

3.13 **Vote 1 Part 1** – To support the Allies element of the application - **None**

Vote 1 Part 2 – Not to support the Allies element of the application – **All in favour**. Motion carried. Members who voted were: Cllr Magness, Cllr Susan Cole, Cllr Diane Knill, Cllr Jonathan Ritchie, Cllr Tony Pope, Cllr Marion Wilson and Cllr David Vaughan.

- 3.14 **Vote 2 Part 1** – To support the 205 houses element of the application- **None**
Vote 2 Part 2 – Not to support the 205 houses element of the application – **All in favour**. Motion carried. Members who voted were: Cllr Magness, , Cllr Susan Cole, Cllr Diane Knill, Cllr Jonathan Ritchie, Cllr Tony Pope, Cllr Marion Wilson and Cllr David Vaughan.
- 3.15 It was then **resolved** that due to the size of the application for Members of the Council to work on a considered response for submission to Wealden District Council by email with delegated authority and hard copy to Cllr Cole. Once agreed by the majority to pass on the final response to the Locum Clerk by 27th February in order for her to submit the response by the deadline. **Action – All Members who attended the meeting and the Locum Clerk.**
- 3.16 Cllr Albuquerque rejoined the meeting
4. **TO RATIFY ADDENDUM SENT TO WDC REGARDING PLANNING APPLICATION:**
- 4.1 **WD/2016/2988/FA GRAYWOOD FARM, GRAYWOOD LANE, EAST HOATHLY, BN8 6QT**
Variation of Condition 2 of WD/2016/0777/F (proposed 3 no. yurts and additional planting
- 4.2 East Hoathly with Halland Parish Council has been provided with further information regarding this application via parishioners. It appears that this application is in breach of various conditions.
- 4.3 Having reflected on our previous comments sent to you, East Hoathly with Halland Parish Council would like to redact its support of this application.
- 4.4 If Wealden District Council is minded to approve the application, East Hoathly with Halland Parish Council would like to see conditions imposed to ensure the yurts remain temporary structures and only be used for business purposes and not full residential use.
- 4.5 It was also brought to the Parish Council’s attention that work on the site has commenced. We hope your enforcement team will be able to investigate this for us and report back any findings.
- 4.6 It was **resolved** to ratify the addendum sent to Wealden District Council on 3rd March 2017.
5. **ITEMS FOR REFERRAL TO NEXT AGENDA OR APPROPRIATE COMMITTEE**
- 5.1 There were no items for referral.
6. **COUNCILLORS’ QUESTIONS ON PLANNING MATTERS**
- 6.1 There were no questions from Councillors’.

The date of the next meeting is scheduled for Monday 27th February held in the Village Hall, Church Marks Lane, East Hoathly 6.30pm IF REQUIRED. The public and the press are cordially invited to attend