



Sedlescombe Parish Council

Meeting Minutes

Planning Committee meeting
on Tuesday 28th February 2023 at CR2 17:30

Cllrs Present:

Pauline Glew (PG), Roy Chapman (RC), D Caney (DC), Lindy Latrielle (LL), B Coupar (BC), J Saull-Hunt (JSH), Parish and District Cllr. Jonathan Vine-Hall (Chairman of the Parish Council) (JVH).
Mrs Jackie Scarff (JS) (Clerk/RFO)
0 members of the public

Item	Agenda Item (P23.)	
47.	To receive and accept Apologies and reasons for absence (LGA 1972 s85 (1)) There were no apologies.	
48.	Interests in accordance with the Localism Act 2011 and the Parish Council Code of Conduct. To receive councillors' declarations of interest regarding matters on the agenda and consider any written requests for dispensation as a result. JVH declared an Interest as the chair of the District Council Planning Committee and stated that he would remain open to all new information and may change his opinion after reviewing any new information. To grant any requests for dispensation as appropriate. There were no requirements. Reminder: any changes to register of interests should be notified to the clerk immediately.	
49.	To consider for approval the terms of reference for the committee. Resolved to adopt the terms of reference with the addition of 'To attend an annual refresher training session to qualify to be a member of the planning committee' in Areas of Responsibility list.	
50.	Public participation session re matters on the Agenda at the Chairman's discretion. There were no members of the public.	
51.	Applications to be considered: RR/2023/151/P Old Orchard Chapel Hill Sedlescombe TN33 0QX Removal of existing summerhouse and shed. Proposed outbuilding to be used as sauna & car port. Resolved that the councillors would make no comment. RR/2022/2997/P Little Swailes Green Farm - Oast House, Compasses Lane, Cripps Corner, Sedlescombe TN32 5QU Construction of a two storey side extension connecting to the existing oast house (within the curtilage of the listed farmhouse), alterations to the internal layout of the oast house and minor landscaping works. Resolved that the cllrs would comment on the revised plans that are due to be submitted. RR/2022/2619/P The Paddock, Brede Lane, Sedlescombe TN33 0PW	

Erection of 21 no. dwellings including 4 affordable units with public open space, access roads, landscaping, and associated land for use as a school playing field

Resolved to submit the following general comments on the application.

The Parish Council accepts that this site has been given planning permission for 16 houses (now expired) and that the site is within the development boundary and therefore there is an assumption in favour of development. Against this presumption the site is not an allocation within the Sedlescombe Neighbourhood Plan. We are also aware that a previous application for 18 houses was refused.

The key issues the Parish Council wishes to raise are as follows.

1. The application is for 21 houses, and this is 3 more than the previous refused application for 18 houses which was considered to represent overdevelopment of the site. The proposed 21 houses represent 31% greater development than the approved but expired permission for development of 16 houses.
2. In addition, the viability assessment seeks to reduce the number of affordable housings from 8.4 to 4.
3. The applicant has not sought a viability assessment on the previously approved 16 houses. The applicant has sought to increase the development by 31% and then seek a viability assessment.
4. We suggest that the applicant should seek to gain approval for the 16 house development and then provide a viability assessment if that proposal is approved.
5. The Parish Council would be supportive of the 16-house development with the policy compliant level of affordable housing.
6. Whilst the Parish Council accepts the presumption of development for 16 houses on this site, the Parish Council feels the application should be considered as overdevelopment as an application was previously refused for 18 houses. In addition, because this is not an allocated site in the SNP there is no reason to deliver additional housing in the village above the 16-house level in the previously approved application. Three of the four sites allocated in the Sedlescombe NP plan (policies 2,4 and 7) are all at section 106 stage and progressing well towards build out with policy 8 to be progressed by the same owner as policy 7 once policy 7 if finalised. All in all there is no shortfall in housing delivery in Sedlescombe with the only slowdown caused by the recent Pandemic.
7. In addition, Q. 28 of planning statement is clear in response to the pre-application advice says- *The conclusions of the pre-application opinion are that harm would be caused to the High Weald Area of Outstanding Natural Beauty & that harm alone provides a clear reason for refusing the proposal.*
8. Having said the above should the LPA consider that the level of housing at 21 is acceptable and not cause harm as set out in the pre application advice or represent over development the Parish Council would only support the application if the application delivered at least 8.4 affordable houses in line with policy and to mitigate the harm to the HW AONB.

There are a number of other issues in relation to the application which we would request the Planning Authority take into consideration. These include: -

Should approval be given: -

1. We note that a number of the properties have ridge heights which appear unusually high above the dormer roof ridges. We cannot see any reason for these unusually high ridges unless they are there to provide for future upward extensions which would change the makeup of the

number of bed/houses. The PC would ask that these be reviewed and that the layout of the houses be assessed to ensure any 2 story houses sit away from the back gardens of the houses at Blacklands to ensure the whole development sits well in the landscape.

2. Dark Skies. If approved a condition be included as follows. No street lighting of any kind including bollard lighting. Only PIR security lighting on any side of any house. Any exterior lighting on houses to be fixed downlights with red filters.
3. The proposed mounding/bunding of soil on the edge of the development, whilst it may screen the development, will be in conflict with conserving an enhancing the AONB and policy 10 of the SNP which retains this space as a Local Green Space as defined in the NPPF as it will create an unnatural feature. The plan should be modified to remove this aspect of the application.
4. Highways – The footway planned for Brede Lane is a critical planning gain and ESCC Highways have previously confirmed that they require this planning gain and refused the removal of this condition from the previously approved application. We are concerned that this improvement cannot be achieved as set out in the application as a retaining wall will impinge on private land and the roots of two large oaks will be affected. If the application is agreed this issue should be required/conditioned to be resolved before any development commences. The provision of this footpath extension is a critical planning gain as currently residents must cross the road on a dangerous section to walk from East View Terrace to the Village.
5. Highways- We would also ask that ESCC Highways specify granite sets for the highways entrance and the footpath extension to use materials which compliment the Rural setting
6. The Parish Council notes the applicants willingness to give the balance of the field to the Parish Council which is a Local Green Space in the Sedlescombe Neighbourhood Plan. This offer is very much appreciated. The applicants plan shows access from the development directly onto the Local Green Space. This will create a private right of access and we would ask that this access be removed from the plan as all access for all residents should be from Brede Lane to ensure no private access rights are created.
7. The Local Green Space should be noted in the 106 to be transferred to Sedlescombe Parish Council as freehold plus a maintenance fund as specified by the applicant.
8. Any works area for the development should not be on an area outside the red line denoting the development (that is the red line adjacent to the proposed access road and not on the remaining field) to prevent damage to or any form of temporary development on the local green space which would undermine the intention of a Local Green Space and the preservation of this field in its original state.
9. The area to be given to the school to be conditioned not to be levelled as this will change the landscape of the Brede Valley. Should the field not be required by ESCC then it should be added land given to the Parish Council now or when any option expires.
10. A condition requiring a LEMP an EDS a RAM and MS for dormice and slow worms.
11. The gifted field to be drilled with wildflower mix appropriate to the High Weald specification

and provenance.

12. Only native trees and hedgerows be planted.

13. A margin between the properties at the southern edge bordering the East View 'kick about' area be left to protect the Hazel hedge and to allow the maintenance of the hedge as required by the Covenant set by the previous owners to maintain both the hedge and the fence. In addition, a Hazel Dormouse Method Statement should be required for this area and development restricted accordingly.

14. A BNG assessment done to determine actual net gain and plan to achieve a minimum 10%.

15. Naming note : The application is named 'The Paddock'. This name is already in use in Sedlescombe.