

Minutes of the Planning Committee Meeting

Held on Thursday 25 April 2019 in Ringmer Village Hall

In attendance: Cllr Richard Booth (Chairman); Cllr Mandy Brown, Cllr Margaret Crompton, Cllr Johnny Denis; Cllr Clare Herbert, Cllr John Kay; Cllr David Matthews, Cllr Roy Sutherland; Cllr Julie Terry; Cllr David Terry, Cllr Richard Turner and Cllr Ron Wilcox.

Also, in attendance: Karen Crowhurst – Clerk/RFO
Corinna Goward – Assistant Clerk

Members of the public: 5

Item no	Minutes
1. APOLOGIES	
1.1	Apologies were received from Cllr Hill.
2. DECLARATION OF MEMBERS' INTERESTS AND DISPENSATION REQUESTS	
2.1	Cllr Turner advised that as a member of Lewes District Council Planning Applications Committee if it is likely that an application would come before the Committee, he would refrain from having a view or making any comment.
2.2	Cllr Crompton declared an interest in planning application LW/19/0283 as she is a neighbour.
3. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 28th MARCH 2019	
3.1	It was resolved to accept the minutes of the Planning Committee held on 28 th March 2019 as a true and accurate record of the meeting. The minutes were then signed by the Chairman.
4. PUBLIC QUESTIONS OR COMMENTS ON ITEMS ON THIS AGENDA	
4.1	At 7.32pm the Chairman invited the Meeting to suspend Standing Orders and asked for questions or comments from members of the public present.
4.2	A member of the public made comment to: <ul style="list-style-type: none">- The Caburn Field Development and the lack of open space for play areas, in light of the small gardens proposed for the development.
4.3	At 7.35pm The Chairman reinstated Standing Orders.
5. ACTION POINTS – UPDATES, PROGRESS AND TO AGREE ANY OTHER ACTIONS	
5.1	a) Urgent Items inclusion on the agenda
5.2	The Clerk informed Members that this had now been implemented.
6. CORRESPONDENCE – FOR NOTING OR ACTION	

6.1 a) To consider any correspondence for noting or action, after this agenda has been published

6.2 None.

7. **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):

7.1 **LW/19/0225 – JWR Tyres Oak Trees The Broyle Ringmer East Sussex BN8 6PH**

Proposed demolition and replacement of existing workshop with new workshop to include waiting room, office and toilets.

7.2 **Comments and observations**

A proposal was made to support this application which was seconded. All were in favour of the application. Members were keen to encourage local enterprises in line with the Ringmer Neighbourhood Plan. It was suggested that as these current premises had been in situ for such a long period and therefore considered part of the local history, it should all be recorded prior to demolition.

7.3 **LW/19/0256 Broyleside Farm Broyle Lane Ringmer East Sussex BN8 5PQ Construction of two-storey dwelling with access onto Broyle Lane**

7.4 **Comments and observations**

Members refused this application on the following grounds:

- The proposed dwelling would be detrimental to the rural character of the area and is inappropriate to the street scene.
- The site plan view did not show the location of the dwelling on the site in relation to the building lines.
- The proposed dwelling would be too close to the existing Old Farmhouse and Warwick House.
- The plans provided did not show a parking area.
- The proposed dwelling would be in close proximity to the junction of Ballard Drive and the bus stop.
- The high close-boarded fence along the road front of the property detracts from the street scene.

7.5 Members also requested that if this application is approved, it would be called in to go before the Planning Applications Committee for determination.

7.6 **LW/18/0877 Theydon Hall Green Lane Ringmer East Sussex BN8 5AD Proposed erection of new fencing to the southern boundary**

7.7 This item was included in error.

7.8 **LW/19/0189 54 Mill Road Ringmer East Sussex BN8 5HZ Proposed single storey side and rear extensions**

7.9 **Comments and observations**

No objections.

7.10 **LW/19/0271 Theydon Hall Green Lane Ringmer East Sussex BN8 5AD Proposed erection of new fencing to the southern boundary**

- 7.11 This application was withdrawn.
- 7.12 **LW/19/0257/CD Land North of Chapters Bishops Lane Ringmer East Sussex Discharge conditions 4 and 7 in relation to planning application LW/18/0331**
- 7.13 **Comments and observations**
Members noted the conditions 4 & 7 in relation to the above application. It was proposed and seconded to support the comments made by the North Ringmer Residents Group, all were in favour of supporting the comments.
- 7.14 **LW/19/0250 Lower Barn Farmhouse Old Uckfield Road Ringmer East Sussex BN8 5RW Proposed Replacement Dwelling with Detached Garage**
- 7.15 **Comments and observations**
Members discussed the design of the proposed dwelling and not being in-keeping with existing buildings. It was proposed 'Not to object in principal' to the application. This was seconded and a vote by a show of hands was made. The result being 6 for no objection, 2 against and 4 abstentions. Therefore the motion was carried. Members encouraged the advice of the Design Advisory Panel be considered.
- 7.16 **LW/19/0243 Romany Cottage Lewes Road Ringmer East Sussex BN8 5QB Demolition of existing single storey extension and erection of two storey extension to side and rear of existing property with internal alterations and associated landscaping**
- 7.17 **Comments and observations**
The Chairman expressed an interest and therefore did not comment. There were no objections to the application.
- 7.18 **TW/19/0030/TCA Delves House Delves Close Ringmer East Sussex T652 - 3 No. Ash - multi stemmed tree with 6 No. stems - reduce remaining stems to 8 metres in height - tree has extensive decay at base resulting from previous main union failure.T659 - 1 No. Ash - re-pollard**
- 7.19 **Comments and observations**
There were no documents available for viewing. Members had no objections to the application subject to the approval of the Tree Officer.
- 7.20 **1/283_Lower Lodge Farm, Laughton Road, Ringmer, Lewes BN8 5NQ Bus Stop upgrade – Plans previously circulated**
- 7.21 **Comments and observations**
Members considered this item at length. It was proposed and seconded 'not to make comment about this upgrade' in light of the possible cycle path route. A vote was taken by a show of hands, the outcome was 4 in favour, 8 against, therefore the motion was not carried. It was then proposed and seconded 'to make comment on the application'. A second vote was taken by a show of hands resulting in 8 in favour, 2 against and 2 abstentions. Therefore, the motion was carried to notify Dan Witcher to take into consideration the possible cycle path route when implementing the bus stop upgrade.
- 7.22 **LW/19/0283 3C The Holdings Old Uckfield Road Ringmer East Sussex BN8 5RY Erection of a 2 storey rear extension and front porch, with demolition of rear lean-to conservatory and single storey porch**
- 7.23 Cllr Crompton left the meeting.

7.24 **Comments and observations**

Members had no objections to the application subject to parking provision being delivered in line with the Ringmer Neighbourhood Plan policy 8.3.

Policy 8.3: *All new development in Ringmer must make adequate provision for off-road parking for the numbers and types of vehicles likely to be attracted by the development. Parking for new development in the countryside should be appropriately located or screened to minimise landscape impact.*

New residential development should include off-road parking provision at the following minimum ratios:

1 parking space per 1-2 bed home designed specifically for older residents

2 parking spaces per 1-3 bed home

3 parking spaces per 4 bed or larger home.

Proposals for residential extensions should not reduce off-road parking below these levels. In addition, new developments should make provision for off-road visitor parking and cycle parking, in accordance with the scale recommended by East Sussex County Council.

7.25 Cllr Crompton rejoined the meeting.

7.26 **LW/18/0877 Gresham Lewes Road Ringmer East Sussex BN8 5NE**

Proposed two-storey wraparound extension and new roof to create a master-suite and all associated works (Revised drawings)

7.27 **Comments and observations**

Members objected to this application for a number of reasons:

- over-development of the site.
- It is un-neighbourly and not conducive with the street scene.
- There were discrepancies in the drawings.
- No information on parking spaces had been provided.
- The application showed the dwelling to consist of 3 floors.

8. **PLANNING CONSENTS, REFUSALS & APPEALS RECEIVED** – further information regarding consents, refusals & appeals recorded in appendix 2

8.1 None.

9. **SURRENDER OF LAND AT ANCHOR FIELD**

9.1 **a) To agree to surrender the land at Anchor Field in light of correspondence being received by Lewes District Council and the developer confirming the conditions requested by Ringmer Parish Council have been met.**

9.2 The Clerk informed Members of the extraordinary meeting held to undo a resolution in respect of the hoarding off of land at the Anchor Field development. Due to the 10 clear days notice required the resolution was to be considered at the following full Council meeting on 16th May 2019. It was suggested that correspondence with all parties involved in the development should go through the Parish Council's Solicitors. The Clerk informed Members that the Solicitor was kept informed of all progress on the matter.

9.3 **b) To agree any further actions or decisions regarding the surrendering of the land**

9.4 No decisions were made on this matter.

10. **ENFORCEMENT MATTERS** – To agree any actions or decisions or involvement by Ringmer Parish Council

10.1 Members were informed that Jennifer Baxter (Enforcement Officer Lewes District Council) now had support so she could focus on the principal complaints.

10.2 Members were informed that there remained an illegal dwelling at Downsview Farm, Laughton Road and concerns were raised over the completion of the parking assessment at Parris Lawns Home now that 2 extra rooms had been added. The Clerk asked the Members to forward details of both so that she could flag up the concerns to J.Baxter.

11. **NEIGHBOURHOOD PLAN DEVELOPMENT**

a) To agree any actions or decisions

11.1 Members were informed that Lewes District Council does not have a Word Version of the master plan of the Ringmer Neighbourhood Plan and were advised to monitor as the current version was not appropriate.

12. **ANY REPORTS (BY LEAVE NOT DISCUSSION OR DECISION) ON PLANNING MATTERS**

12.1 Reports were received regarding;

- The new Sigma Homes development at Sunnymede, Norlington Lane. The sales person was unaware of the Bovis development.
- Youths using Bishops Lane as a temporary skate park and causing disturbance.
- Bishops Lane calming measures (kerbs) causing damage to vehicle tyres but successfully reducing speed.
- The split decision on discharge conditions 3 & 6 for Norlington Gate Farm.
- S E Water Management plan and the approval of a 2nd reservoir at Arlington.
- Permission granted for 4 affordable houses for the Ringmer Area CLT.

13. **ITEMS FOR REFERRAL TO NEXT AGENDA OR APPROPRIATE COMMITTEE**

13.1 None

Cllr Matthews and Cllr Sutherland were thanked for their support and commitment over the past years.

There being no further business, the meeting closed at 9.25pm. Date of the next meeting, Thursday 23rd May 2019, 7.30pm, St Mary's Room, Ringmer Village Hall.