

**Presentation from Newgate Communications**

**Thursday 24<sup>th</sup> May 2018**

**Regarding**

**LW/18/0331 Land North of Chapters Bishops Lane Ringmer East Sussex**

Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale (resubmission of application LW/17/0045)

**In attendance Ringmer Parish Council:** Cllr Richard Booth, Cllr Margaret Crompton, Cllr Jenny Hill, Cllr John Kay, Cllr David Matthews, Cllr Roy Sutherland, Cllr David Terry, Cllr Julie Terry, Cllr Richard Turner, Cllr Ron Wilcox and Cllr Martin Whitlock.

**Also, in attendance:** Mrs Karen Crowhurst – Clerk/RFO, Mrs Corinna Goward – Assistant Clerk 3 representatives from Newgate Communications.

**Members of the public** 21 local residents attended the presentation.

Mr Ben Bailey of Cooper Bailey provided a presentation showing the changes from the last application as at Outline Matters. Mr Bailey showed attendees all the changes and advised that the Neighbourhood Plan is now being taken into account and the views of neighbours to the site have been listened to and taken on board, some of which arose as part of the public consultation.

The presentation included:

**The revised scheme**

The design of the properties has now been reconsidered. Various factors, such as the street scene and the impact of surrounding neighbours has led to some reconfiguration.

**Housing mix**

The numbers of housing still remain the same. There has been changes to the coach type houses. The apartments style has changed to make them look like houses to reduce massing. There are no longer 2.5 storey houses in order to be compliant with the Neighbourhood Plan.

It is also the aim to retain the oak trees. Drainage was also raised at this juncture of the meeting.

**Other factors**

The road hierarchy has been altered in accordance to agree with requirements for access of refuse vehicles. There are private drives for parking, visitor parking has been addressed and will be street parking. The width of access and the emergency access was also covered.

There was time for questions and answers from Members of Ringmer Parish Council who continued to be concerned about;

- The loss of any hedgerow;
- Width of accesses;
- Streetlighting and type of lighting;
- The stream;
- Consultation with neighbours who live adjacent to the site;

- The recent appeal notification which is on the Planning Committee Agenda;
- Drainage;
- The need for the apartments.

The responses to questions were plausible and included the following;

- The Highways engineer included the streetlighting;
- It is not the intention to remove any hedgerow, it was agreed to revisit the drawings
- The Access of 5.5 metres and emergency access of 3 metres being compliant with transport guidance, there will be a bollard for the emergency access to prevent road users gaining access or exit, this will be monitored by the Management Committee
- The appeal acting as a backstop should the application presented not be approved it is not the intention to be intimidating in order to get permission;
- The Housing Officer determining the requirement of apartments;

The question time ended, and the members of the public left the meeting alongside the team from Newagate Communications and met in the foyer to provide an opportunity for the public to state their cases, express concerns or have any questions answered.

## **Minutes of the Planning Committee Meeting**

Held on Thursday 24<sup>th</sup> May 2018 in Ringmer Village Hall

**In attendance:** Cllr Richard Booth, Cllr Margaret Crompton, Cllr Jenny Hill, Cllr John Kay, Cllr David Matthews, Cllr Roy Sutherland, Cllr David Terry, Cllr Julie Terry, Cllr Richard Turner, Cllr Ron Wilcox and Cllr Martin Whitlock.

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

Members of the public – 2

### **Agenda Items**

#### **1. ELECTION OF CHAIRMAN**

1.1 A proposal was received from the floor nominating Cllr Richard Booth to be elected as Chairman to the Planning Committee. This was seconded, a vote by a show of hands was carried out. It was therefore **resolved** unanimously that Cllr Richard Booth be the Chairman of the Planning Committee.

#### **2. APOLOGIES**

2.1 Apologies and the reason for apologies were accepted from Cllr Brown.

#### **3. DECLARATION OF MEMBERS' INTERESTS**

3.1 Cllr Turner advised that as a Member of Lewes District Council's Planning Applications Committee if it is likely that an application will be called in, he will refrain from having a view or make any comments. Cllr Turner also declared an interest with regard to LW/18/0303 Downsview Farm Laughton Road Ringmer East Sussex BN8 5UT

3.2 Cllr D Terry and Cllr J Terry declared non-pecuniary interests regarding planning application LW/18/0331 Land North of Chapters Bishops Lane Ringmer East Sussex.

#### **4. MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26<sup>TH</sup> APRIL 2018**

4.1 It was **resolved** to accept the minutes of the meeting held on 26<sup>th</sup> April as a true and accurate record of the meeting. The minutes were then signed by the Planning Committee Chairman.

#### **5. PUBLIC QUESTIONS OR COMMENTS ON ITEMS ON THIS AGENDA**

5.1 At 7.39pm the Chairman invited the Meeting to suspend Standing Orders and asked for questions or comments from members of the public present.

5.2 One member of the public present made comment or referred to;

- Item 11 on the agenda and what it means. This was duly answered by Cllr Booth;
- The planning application at Bishops Lane, especially the measurements for access;
- The planning application at Downsview Farm.

5.3 Orders were reinstated at 7.42.

5.4 At this point in the meeting one Member expressed concerns about not being able to hear the views of the residents who attended the presentation, to this end it was agreed that he leave the meeting and take notes of concerns. It was also agreed to consider the planning

application for Bishops lane as the last item at item 8 after he had reported back.

## 6. ACTION POINTS - UPDATES AND PROGRESS

6.1 a) East Sussex County Council – Waste and Minerals Consultation

6.2 This item is still on-going.

6.3 b) Quiet Lane Status

6.4 The Clerk advised that a letter has been sent to Maria Caulfield MP.

6.5 c) Response regarding public footpath

6.6 The Clerk advised that a response has been submitted.

## 7. CORRESPONDENCE – FOR NOTING OR ACTION

7.1 a) South Downs National Park – Planning Workshops

- Whole Estate Plans
- Highways and Roads
- Dark Night Skies

06 June 2018 - West Sussex Parishes Workshop, Memorial Hall, South Downs Centre, Midhurst: 18:30 – 21:00

12 June 2018 - Hampshire Parishes Workshop, Festival Hall, Petersfield: 18.30 - 21:00 (venue to be confirmed)

19 June 2018 - East Sussex Parishes Workshop, Iford Village Hall, Iford: 18:30 – 21:00

7.2 It was agreed for Cllr Crompton to attend and be the representative of Ringmer Parish Council.

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

7.4 There was no further correspondence for noting or action.

## 8. 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):

8.1 **LW/18/0331 Land North of Chapters Bishops Lane Ringmer East Sussex**

Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale (resubmission of application LW/17/0045)

8.2 **Comments and observations**

Ringmer Parish Council recommends **refusal** of this application various reasons. The Parish Council seeks assurance that the reasons below are addressed.

8.3 **Streetlighting**

Lights proposed are mini-iridium 3,000 lumen lights mounted at a height of 6 metres. Approximately 40 streetlights are proposed for the site. Locations chosen include:

- on the countryside edge of the site;
- directly in front of the main windows of Orchard House;
- where they will be clearly visible from Ringmer Green;

- along both sides of the southern section of the cross-site hedge;
  - alongside both the central and northern sections of the cross-site hedge.
- 8.4 Note also that the Ecological survey attached to LW/18/0331 says in paragraph 2.10, which discusses the importance of the hedgerows round and through the site for ecological connectivity, "*Lighting was considered to be an important factor and lights were recommended to be kept to a minimal [sic]*". Lighting will prevent the current use of the site by foraging bats [probably from the populations living in and around Ringmer church], who are protected. It is also very much disliked by hedgehogs. This reflects the importance of avoiding light pollution discussed by the inspector in his report recommending granting outline approval, where he considered the need to avoid light pollution an important consideration but considered it could be achieved by careful attention at the RM stage. See for example Inspector's Report para 7.17 on the need to avoid streetlighting; para 11.35 in which he notes with approval that "No lighting beyond internal lighting for the dwellings is proposed" and 11.50 & 11.52 in which he discusses the importance of including conditions to restrict lighting.
- 8.5 As a result, the Inspector supported the inclusion of Condition 23 attached to the outline PP, which states that no external lighting is to be permitted without the permission of the LPA. This is to meet the ecological and light pollution requirements of the NPPF. If Lewes District Council or the Planning Inspector are minded and insistent on making street lights a requirement, the Parish Council's preference would be low level bollard lighting.
- 8.6 **Landscaping**  
At the Planning Committee meeting we were assured in unambiguous terms by the Bovis representatives that there was no intention to remove any significant part of the cross-site hedgerow. If the application confirms that it would be fully in accordance with condition 1 attached to the outline planning permission. It would also be fully in accordance with the Inspector's recommendations in his report recommending the grant of outline planning permission, that explained his imposition of condition 1. In paragraphs IR 11.25 he notes that it was agreed by Gleasons and all other parties that the cross-site hedgerow, accepted as "Important" under the 1997 Hedgerow Regulations, should be retained. Again, in IR 11.43 he recommended that all the treed hedgerows should be retained and enhanced. This is to ensure that the development meets the NPPF requirement that biodiversity should be protected and, where possible, enhanced. Note that in paragraph 6.15 of the officers' report to the Planning Applications Committee that decided to refuse the previous Reserved Matters application it was accepted that the entire cross site hedgerow was concluded to be "important" and thus retained during the appeal process that led to the granting of outline PP. If you look at the Landscape Masterplan submitted [Drawing TD893\_06A, dates 12 Apr 2018] the entire northern section of the cross-site hedgerow is marked by the symbol indicated in the key as "new hedge", not the symbol for retained hedge. Planting Plans sheet 4 [drawing TD893\_02A] provides more detail. It says that the "existing bramble-dominated hedge" is to be replaced by a native shrub mix. Planting Plans sheet 1 [Drawing TD893\_05B] confirms at a more detailed level that the proposal is to remove and replant this northern hedge section. The symbols are shown on the separate plan Planting Plans sheet 5 [Drawing TD893\_05B], where the green hexagons indicate "proposed native shrub planting".
- 8.7 There is a great deal of bramble surrounding this hedge on the eastern side and some bramble on the western side, but along the hedgerow itself there is a continuous line of unmanaged hedgerow shrubs.
- 8.8 The article published by hedgerow historians Eileen Howard & Monica Maloney in Ringmer History vol.1, pp.55-64 (published in 1982) identifies this section of the hedge as one of the

most species-rich sections of hedgerow in the entire area, with 6.8 species/30 m length - a level of diversity that fully supports the conclusion that it is of medieval origin. Even in 1982 they noted that this section of the hedgerow had long been under-managed. A particular feature of the northern and central sections of the cross-site hedgerow is that they contain hazel, an indicator species for ancient hedgerows of considerable value for wildlife.

This application is for, inter alia, permission to remove the northern section of this ancient and "Important" cross-site hedgerow, contrary to condition 1 attached to the outline approval.

**8.9 Positive outcomes since the first application was submitted**

- 1) Ringmer Parish Council considers there to be an improvement of the design of housing and the feel of the site.
- 2) The proportion of housing seems to be acceptable

8.10 However, Ringmer Parish Council would like to see the 44 affordable houses proposed which are shared as the same model to be considered. The 1 bedroomed apartments are not family orientated. It would be more acceptable to the Parish Council if the ratio of shared equity were to increase of these apartments.

**8.11 Considerations for reserved matters and or conditions for imposing**

- 1) The drainage be given due consideration.
- 2) The LEAP be reconsidered. The Parish Council agree that it would be more prudent to provide a contribution to the play area on the Village Green.

8.12 This application was considered at the end of item 8.

8.13 Applications were considered in no particular order.

**8.14 LW/18/0303 Downsview Farm Loughton Road Ringmer East Sussex BN8 5UT**

Erection of a agricultural barn to be used as farm vehicle/equipment storage and maintenance

**8.15 Comments and observations**

Ringmer Parish Council has no objections to the erection of a agricultural barn, providing that it blends in with the rural area and the colour is not intrusive of the locality

**8.16 TW/18/0039/TPO 2 Springett Avenue Ringmer East Sussex BN8 5HB**

1 x Horse Chestnut (T1 of the Order) - crown thinning by 20%

1 x Horse Chestnut (T3 of the Order) - Crown reduce by no more than 20%

1 x Horse Chestnut (T4 of the Order) - Crown reduce by no more than 20%

For general maintainence.

1 x Ash (G1 of the Order) - crown reduce by more than 20%. Tree now blocks afternoon light from the droop of its Northern branches which need to be trimmed.

**8.17 Comments and observations**

No objections on the proviso that the Tree Officer is satisfied with the proposed works.

**8.18 SDNP/18/02493/TPO Middleham Lewes Road Ringmer Lewes East Sussex BN8 5EY**

T17 - Holm Oak - 30% crown volume reduction (by no more than 4 metres) which equates as 12% of branch length and no more - to reduce both the 'sail' and the 'lever arm' forces acting on the canopy in response to localised areas of basal decay and evidence of delamination of primary limbs.

**8.19 Comments and observations**

No objections.

- 8.20 **LW/18/0347 Chapelfield House Harveys Lane Ringmer East Sussex BN8 5AG**  
2 story extension, dormer windows and enclosure of side courtyard to existing dwelling
- 8.21 **Comments and observations**  
Ringmer Parish Council recommends refusal of this application for the following reasons;
- 1) The proposed is not in accordance with the Village design statement
  - 2) The design has a negative impact on the street scene
  - 3) There is significant over development of the site
  - 4) There is a clear contravention of Ringmer Neighbourhood Policies
- 8.22 Ringmer Parish Council has requested this application be considered by the Planning Applications Committee.
- 8.23 **Design, massing and height of buildings**
- 8.24 ***Policy 10.1:** New development should be of high quality and be designed to fit in with its surroundings. To achieve this, applicants should give careful consideration to the height, massing and scale of a proposal. Houses of more than two storeys are generally inappropriate in a village setting. A degree of design variety within a development is essential but it must take into account the design and detailing of adjacent buildings and the spatial, visual and historical context in which it resides. This is particularly important in Character Areas 1, 2, 4 & 6, and especially within the Conservation Area or near heritage buildings. Exceptional modern design is not precluded. Development applications in Ringmer village should demonstrate how they enhance the visual integration of the village and its open spaces with the enveloping SDNP*
- 8.25 **LW/18/0354 30 Anchor Field Ringmer East Sussex BN8 5QN**  
Locking Display Board to provide information to patients
- 8.26 **Comments and observations**  
Ringmer Parish Council tried to consider this application. However, the lack of location and siting of the notice board prevented the Council making any comments.
- 8.27 There is some concern as to the colour of the notice board as this had not been stated. Ringmer Parish Council requests that the colour chosen should be in keeping with the village feel.
- 8.28 Ringmer Parish Council suggests a new application or one with additional documents be submitted.
- 8.29 **TW/18/0040/TCA North Road Ringmer East Sussex**  
1 Horse Chestnut - crown reduction 20%
- 8.30 **Comments and observations**  
Ringmer Parish Council would prefer to see a crown lift rather than a crown reduction.
- 8.31 **LW/18/0335 1 Foxglove Close Ringmer East Sussex BN8 5PB**  
Ground floor side extension
- 8.32 **Comments and observations**  
No objections.
- 8.33 At this point in the proceedings, Cllr Kay re-joined the meeting and reported on concerns of residents arising from their discussions with Newgate Communications. The concerns being;

- Hedges and entrance;
- Opposition to streetlighting;
- Matters already approved which were not part of the new application;
- Traffic in Bishops Lane;
- Retention of pinch points;
- Concerns regarding the construction management plan;
- Public footpaths;
- Drainage;

8.34 Members discussed the presentation and expressed concerns. These will be reflected as part of the response when considering the application.

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

9.1 SDNP/18/01397/HOUS 5 Ringmer Park Cottages Ham Lane Ringmer – **Permission granted**  
 LW/18/0116 Broyle Mill Farm The Broyle – **Permission granted**  
 LW/18/0117 Broyle Mill Farm The Broyle Ringmer – **Permission granted**  
 LW/18/0156 8 Ringmer Park Cottages Ham Lane Ringmer East Sussex – **Permission granted**  
 LW/17/0045 Land North of Chapters Bishops Lane – **Gone to appeal**

9.2 Members noted the planning decisions and appeal.

10. **Town and Country Planning Act 1990**

**Planning Inspectorate Ref:** APP/P1425/W/18/3198203

**Appeal Starting Date:** 23 April 2018

**Appeal by:** Mr David Dodds

**Proposal:** Application for approval of the Reserved Matters following Outline Permission LW/14/0127 (Allowed on Appeal) for the erection of up to 110 dwellings relating to appearance, landscaping, layout and scale

**Site:** Land North of Chapters, Bishops Lane, Ringmer, East Sussex,

10.1 a) To consider a response for submission by 4<sup>th</sup> June 2018

10.2 It was agreed that a response needs to be made and a Rule 6 representation be requested and the need to reiterate previous comments.

10.3 b) To consider representation at the Public Inquiry once the date has been agreed

10.4 It was agreed for Cllr Booth and Cllr Kay to act as representation on behalf of Ringmer Parish Council.

11. **NEIGHBOURHOOD PLAN DEVELOPMENT**

11.1 a) To consider issues, options as discussion or for decision or for referral to the Neighbourhood Plan Steering Group

11.3 It was agreed a Steering Group meeting should be arranged.

12. **ANY REPORTS (BY LEAVE) ON PLANNING MATTERS**

12.1 Reports were received with regard to;

- The closure of Ringmer Library;



- Thanks to the staff regarding the implementation of GDPR for the Council;
- Grass cutting at Broyle Lane
- The gliding club having a new quieter glider;
- South Norlington House;
- Work commencing at Lower Lodge, New Gate Farm House and Lower Clayhill Farm.

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

13.1 There were no items for referral.

There being no further business, the meeting closed at 9.20pm. Date of the next meeting, Thursday 21<sup>st</sup> June 2018, St Mary's Room, Ringmer Village Hall.