

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

Held on Thursday 27<sup>th</sup> June 2019 in Ringmer Village Hall

**In attendance:** Cllr Richard Booth who chaired the meeting after being elected; Cllr Mandy Brown, Cllr Johnny Denis, Cllr Clare Herbert, Cllr Jenny Hill, Cllr John Kay, Cllr Gavin May, Cllr Julie Terry, Cllr David Terry, Cllr Richard Turner, Cllr John Whitlock, Cllr Ron Wilcox.

**Also in attendance:** Corinna Goward – Assistant Clerk

**Members of the public:** 2

<b>Item No</b>	<b>Minutes</b>
<b>1. ELECTION OF CHAIRMAN</b>	
1.1	Cllr Turner opened the meeting and Members voted to elect a Chair to the Ringmer Parish Council Planning Committee.
1.2	All Members were in favour of electing Cllr Richard Booth as Chair. Cllr Booth then continued to chair the meeting.
1.3	Cllr Julie Terry then nominated Cllr Gavin May as Vice - Chair of the Planning Committee. This was seconded by Cllr Turner. All Members were in favour of electing Cllr May as Vice - Chair of the Planning Committee. Cllr May accepted the position.
<b>2. APOLOGIES</b>	
2.1	Apologies were received from Cllr Crompton and Karen Crowhurst – Clerk.
<b>3. DECLARATION OF MEMBERS' INTERESTS AND DISPENSATION REQUESTS</b>	
3.1	Cllr Hill and Cllr Kay declared their interests as Trustees to the Elizabeth Cheyney Charity Trust and the Assistant Clerk confirmed she had received a declaration of interest in the office but this had later been withdrawn.
<b>4. TO ACCEPT THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23<sup>rd</sup> May 2019</b>	
4.1	It was <b>resolved</b> to accept the minutes of the Planning Committee Meeting, as a true and accurate record of the meeting. The minutes were then signed by Cllr Booth.
<b>5. PUBLIC QUESTIONS OR COMMENTS ON ITEMS ON THIS AGENDA</b>	
5.1	At 7.35pm the Chairman invited the Meeting to suspend Standing Orders and asked for questions or comments from members of the public present.
5.2	Mr Harney spoke in respect of the Theydon Hall application explaining the type of fencing used, height of fence, it's location, lack of vision from the road and erection as a legal boundary.
5.3	A point of order was made by Cllr Terry as to the personal comments directed at the adjoining land-owner. Cllr Booth allowed Mr Harney to continue but time allocated to speak had elapsed.

- 5.4 Ms Larkin then spoke on the same application contradicting earlier comments, stating the fencing was not just restricted to the southern boundary, lack of permitted rights on the property, the type of fencing used not in keeping in a rural area and the height of the fencing already in situ.
- 5.5 At 7.42pm the Chair re-instated Standing Orders
6. **ACTION POINTS – UPDATES, PROGRESS AND TO AGREE ANY OTHER ACTIONS**
- 6.1 a) There are no outstanding actions.
7. **CORRESPONDENCE – FOR NOTING OR ACTION**
- 7.1 a) Lewes District Council CIL consultation Summer 2019 – from 3 Jun 2019 at 12:00 to 15 Jul 2019 at 12:00. – Information previously circulated.
- 7.2 The Chair requested that Members read the consultation and inform him if there were any points that needed to be raised, bearing in mind the tight deadline.
- 7.3 b) East Sussex Rights of Way Consultation – Deadline 4<sup>th</sup> July 2019 – Information previously circulated.
- 7.4 It was requested that Cllr Kay document any concerns that should be addressed at the Consultation and pass to the Parish Office for submission.
- 7.5 c) To consider any correspondence for noting or action, after this agenda has been published
- 7.6 There was no correspondence received 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/19/0400 Land North Of Chapters Bishops Lane Ringmer East Sussex**  
Development sales display signage and flags
- 8.2 **Comments and observations**  
Members commented on the lack of consideration of the planning process as 4 flagpoles had already been erected prior to planning permission approval. Members objected to the application stating the application should be retrospective.
- 8.3 **LW/19/0399 Land North Of Chapters Bishops Lane Ringmer East Sussex**  
Temporary consent (maximum 5 years) for a Sales Complex consisting of an approved house (Plot 3) being used as a sales office and the provision of 2 show houses (Plots 1 and 2)
- 8.4 **Comments and observations**  
Members discussed at length the construction already visible where foundations for 4 plots had commenced when the application was for 3 not allowing room for the footpath to be laid, the removal of the ancient hedgerow fencing and the wrong location of the car parking spaces. Members objected to the application stating it should be retrospective and called in to the Planning Applications Committee for determination if approved.

- 8.5 **LW/19/0383 Springfield Gote Lane Ringmer East Sussex BN8 5HP**  
Two storey side and single storey side extensions, pitch roof to front singles storey extension
- 8.6 **Comments and observations**  
It was proposed to support this application and a vote by a show of hands was taken. Apart from 2 abstentions, the remainder were in favour of supporting the application commenting on the improvement to the property and village.
- 8.7 **LW/19/0296 The Cheyney Field Lewes Road Ringmer East Sussex**  
Proposed relocation of three sheds at Cheyney Field
- 8.8 **Comments and observations**  
Cllr Kay and Cllr Hill declared their interests as Trustees, they remained in the meeting but did not comment or vote. The remaining Members voted to support the application, apart from 1 abstention Members were in favour of supporting the relocation.
- 8.9 **LW/19/0384 Theydon Hall Green Lane Ringmer East Sussex BN8 5AD**  
Proposed erection of new fencing to the southern boundary
- 8.10 **Comments and observations**  
This item was discussed at length. Despite the obvious neighbourly disputes over land-grabbing, rights of light and lack of respect for planning permission, Members considered the fencing to be too high and out of character to a countryside setting. It was proposed by Cllr Terry to object to the application and request that the application be called in on the grounds of its un-neighbourly construction and being out of character with the surrounding countryside. This was seconded by Cllr Turner. A vote was taken by a show of hands and 8 Members were in favour of the objection.
- 8.11 **LW/19/0336 2 Lovegrove Villas Lewes Road Ringmer East Sussex BN8 5ET**  
Proposed single storey rear extension with access ramps and internal alterations
- 8.12 **Comments and observations**  
It was proposed by Cllr Denis to support this application, which was seconded by Cllr May. All Members were in favour of supporting the application.
- 8.13 **LW/19/0361 74 Springett Avenue Ringmer**  
Change of Use from D2 to A1, replacement of signage for Mrs Grace Gasson
- 8.14 **Comments and observations**  
Members supported this application.
- 8.15 **LW/19/0417 Broyle Mill Farm The Broyle Ringmer East Sussex BN8 5AR**  
Proposed substitution of approved drawing 17611-49 with drawing 0534.PL.100 (in relation to application LW/16/0519)
- 8.16 **Comments and observations**  
No objections.
- 8.17 **LW/19/0416/CD Broyle Mill Farm The Broyle Ringmer East Sussex BN8 5AR**  
Discharge of conditions 2 (Materials), 5 (Ecology Measures), 7 (Construction Traffic), 8 (Drainage arrangements) and 9 (W S I) in relation to application LW/17/0312

8.18 **Comments and observations**

Members noted the discharge of conditions and no comments were required.

8.19 **LW/18/1880 Lower Lodge Farm Laughton Road Ringmer**

Development of Land at Lower Lodge Farm to create a village care centre and key worker housing, including a new access from The Broyle/B2192

8.20 **Comments and observations**

Ringmer Parish Council has no objections to this application on the understanding that the housing units proposed are for key workers as defined by the National Planning Policy Framework.

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

- 9.1 LW/19/0225 JWR Tyres Oak Trees The Broyle Ringmer BN8 6PH - **Permission granted**  
LW/19/0243 Romany Cottage Lewes Road Ringmer BN8 5QB - **Permission granted**  
Barnfield Farm Laughton Road Ringmer East Sussex – **Refusal notice issued**  
LW/19/0194 Fairfield Laughton Road Ringmer BN8 5NH - **Permission granted**  
LW/19/0283 3C The Holdings Old Uckfield Road Ringmer BN8 5RY - **Permission granted**  
LW/19/0366 Land at Norlington Lane - **Permission granted**  
TW/19/0030/TCA Delves House Delves Close Ringmer East Sussex – **Tree work permitted**

9.2 Members noted the decisions made by Lewes District Council.

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

10.1 It was requested that a message of thanks be sent by the Chairman of Ringmer Parish Council to Sy Morse-Brown for his tireless contribution to monitoring the enforcement of policies and actions at the Bovis site, Bishops Lane. **ACTION – Assistant Clerk to prepare letter of gratitude for signing by Chair.**

11. **NEIGHBOURHOOD PLAN DEVELOPMENT**

- a) Modifications to existing Neighbourhood Plan

11.1 This item is on going.

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

12.1 Reports were received on -

- The ongoing ineffective system at LDC planning department and that meetings were being arranged to seek ways of improving the system.
- Major modifications to the district plan
- Enforcement of the number of lorries parking up to access the Bovis site
- Suggestion that Members meet prior to scheduled meeting time when particular items needed clarification or further explanation
- Appreciation of the new discussion format where Councillors are asked personally and one at a time for their comments
- Reminder to all Members of the upcoming Church invitation to meet all organisations in Village (General matter)
- Request to view Cooksbridge & Newhaven play equipment for ideas re: Ringmer Village Green (Greens)
- Problems with 123 Connect and full mailboxes (General matter)

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

- 13.1 It was requested that an item be placed on the next Planning agenda to discuss improving ways to speed up planning considerations /responses and request for extra time to be allowed for response on large applications. It was also requested that new play equipment be considered at the next Greens and Amenities meeting.**ACTION** - Clerk

14. **URGENT ITEMS AT THE CHAIRMAN'S DISCRETION REQUIRING DECISIONS WHICH CANNOT BE HELD OVER UNTIL THE NEXT MEETING**

- 14.1 There were no urgent items raised.

There being no further business, the meeting closed at 9.13pm. Date of the next meeting, Thursday 25<sup>th</sup> July 2019. St Mary's room, Ringmer Village Hall.