

Minutes of the Planning Committee Meeting

Held on Thursday 30th January 2020 in St Mary's Room, Ringmer Village Hall

In attendance: Cllr Richard Booth (Chairman), Cllr Mandy Brown, Cllr Margaret Crompton, Cllr Johnny Denis, Cllr David Harper, Cllr Clare Herbert, Cllr Jenny Hill, Cllr John Kay, Cllr Gavin May, Cllr Sarah Phillips, Cllr David Terry and Cllr Richard Turner.

Also in attendance:

Corinna Goward – Assistant Clerk

Members of the public: 5

Agenda Items

1. APOLOGIES FOR ABSENCE

1.1 Apologies were received from Cllr Whitlock and Karen Crowhurst

2. DECLARATION OF MEMBERS' INTERESTS AND DISPENSATION REQUESTS

2.1 Cllr Turner declared an interest in planning application LW/19/0923 Bridge Farm, as the applicant is known to him. It was agreed that he could remain in the meeting while the application was considered but would refrain from comment.

3. TO ACCEPT THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 24th October 2019

3.1 It was **resolved** to accept the Minutes of the Planning Committee Meeting held on 24th October 2019 as a true and accurate record of the meeting. The Minutes were then signed by the Planning Committee Chairman.

3.2 An enquiry was received to clarify if more recent Minutes were available for acceptance. It was later determined that no further Planning Committee meetings were held during 2019.

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 Members of the public expressed concerns for themselves and other residents living close to the zebra crossing on the B2192 in Ringmer and the detrimental effect the bright light bulbs are having on them. It was stated there are more than 25 households affected by the bright lighting and despite the lighting angle being altered, the effect remains the same. A request was made that the residents be consulted and a clear agreement as to the future of the lighting with East Sussex County Council be forthcoming. It was stated that the type of street lighting being used at this site was now standard for use in Ringmer by ESCC and therefore would be used at other sites in the future. Mr Jackson agreed to draft a letter on behalf of the affected residents raising their concerns for the attention of ESCC and requested this be submitted after approval and with the support of Ringmer Parish Council.

4.3 A brief description of the history of Bridge Farm, Barcombe in relation to planning application LW/19/0923 was provided by the applicants and the future aspirations of the farm in relation

to providing suitable workshops for the increasing demand by local businesses for such premises. The site is currently home to seven large local businesses and has 100% occupancy.

4.4 At 7.40pm the Chair re-instated Standing Orders.

5. **ACTION POINTS – UPDATES, PROGRESS AND TO AGREE ANY OTHER ACTIONS**

5.1 a) There are no outstanding actions which are not covered on this agenda

5.2 **CORRESPONDENCE**

a) Zebra Crossing on the Lewes Road

5.3 Cllrs supported the views and comments of the residents regarding the lighting on the crossing. Cllr Turner had visited one of the affected properties during hours of darkness and confirmed the severity of the lighting. Councillors were informed that the type of lighting was not suitable for a village setting, should be more subdued and the periferal range be reduced. A motion was proposed by Cllr Denis and seconded by Cllr Booth to write to ESCC supporting the concerns of the residents and invite both them and County Councillors to a Parish Council meeting with the intent to visit the crossing during the hours of darkness . **All Members were in agreement.** See item 4.2 Mr Jackson to submit draft letter to Ringmer Parish Council for completion.

5.4 b) To consider any correspondence after this agenda has been published.

5.5 There was no further correspondence for consideration.

6. **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):

6.1 **LW/19/0890 42 Springett Avenue, Ringmer East Sussex BN8 5QU**

Removal of existing attached garage and creation of part two storey part single storey side extension to provide additional family living accommodation

6.2 **Comments and observations**

No objections subject to the Neighbourhood plan parking policy 8.3 requirement being met.

6.3 **LW/19/0923 Bridge Farm Barcombe Mills Road Barcombe**

Planning Application - Erection of two B1/B8 workshops on established rural employment site for HB & MC Stroude

6.4 **Comments and observations**

This application for the construction of additional employment units at Bridge Farm, Barcombe Mills is directly aligned to Ringmer Neighbourhood Plan (RNP) Key Policy 3 .2(a), which seeks to improve community sustainability and to reduce the need for Ringmer residents to commute by increasing employment opportunities within Ringmer.

6.5 Bridge Farm is identified in RNP policy 5.1 as employment site RNP EMP23, one of a number of Ringmer sites at which such developments will be supported. RNP policy 5.1(b) is directly relevant. Site EMP23 is described in more detail in RNP Appendix 2. Substantial development in full accordance with the RNP has already taken place at

this site, and this new application is for a further phase of development. There is strong evidence for demand for such employment units in Ringmer.

- 6.6 Unfortunately it became apparent in the course of pre-application discussions that when the site boundaries of site EMP23 were drawn, they were drawn incorrectly. The intention was that they should include the footprint of the former Bridge Farm farmyard, as previously-used land unsuitable for reversion to agricultural use. However, at that time the site of the former slurry pit serving the large dairy herd historically based there had greened over, and was not included. This was an error.
- 6.7 Thus while part of the application site lies within site EMP23 as drawn on the site plan, the majority replaces the excluded slurry pit.
- 6.8 The application is also in accordance with LLP2 policy DM11, existing employment sites in the countryside.
- 6.9 **Ringmer Parish Council strongly supports this application, as sustainable development in full accordance with the principles of the RNP.**
- 6.10 To ensure that the development provides a net gain in biodiversity, and to reduce its landscape impact as viewed from Ringmer public footpath 7b which runs along the eastern boundary of the development, Ringmer Parish Council recommend that a condition to plant a new hedgerow of native species between the public footpath and the development should be required.
- 6.11 **LW/20/0014/CD Caburn Field Anchor Field Ringmer East Sussex**
Discharge of conditions 8,9 and 34 relating to approval LW/18/0808
- 6.12 Members noted the discharge of conditions.
7. **PLANNING CONSENTS, REFUSALS & APPEALS RECEIVED** – further information regarding consents, refusals & appeals recorded in appendix 2
- LW/19/0605 Old Ship Uckfield Road Ringmer – **Permission granted**
LW/19/0602 Westbourne Lewes Road Ringmer – **Permission granted**
LW/19/0431 Land On The West Side Of Old Uckfield Road Ringmer – **Permission granted**
LW/19/0596 Pilon Danes Laughton Road Ringmer – **Permission granted**
LW/19/0597 Land North Of Chapters Bishops Lane Ringmer – **Permission granted**
TW/19/0073/TPO St Marys Church Church Hill Ringmer – **No objection**
LW/19/0820 Parris Lawn 39 Harvard Road Ringmer – **Permission granted**
- 7.1 Members noted the planning decisions made by Lewes District Council. Observations were made that contrary to the objections of Ringmer Parish Council, 4 out of 7 had been approved although the comments from Ringmer Parish Council had been taken into account.
8. **ENFORCEMENT MATTERS** – To agree any actions or decisions or involvement by Ringmer Parish Council.
- 8.1 Members were informed of the large sign in front of the Caburn Enterprise site and confirmation that planning consent had been approved for erection of the sign. Members were not aware of any application being made. It was requested that a report be sent to the Enforcement Officer . **ACTION – Clerk to submit report**

9. **NEIGHBOURHOOD PLAN DEVELOPMENT**

a) Modifications to existing Neighbourhood Plan

- 9.1. Members discussed this item at length. They were made aware of the significance of the most recent plan influencing future changes. Knowing the housing total proposed in the Local Plan, due this summer, was relevant to any major amendments of the Neighbourhood Plan. Cllr Terry proposed that any non-material corrections be made as soon as possible and approved by Ringmer Parish Council. This was seconded by Cllr Denis, **all Members were in favour**. Cllr Kay agreed to circulate minor changes and corrections for future approval.

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

- 10.1 Reports were received regarding;
- Attendance at a recent meeting of the Lewes District Planning Services Users Group

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

- 11.1 There were no items for referral.

12. **URGENT ITEMS AT THE CHAIRMANS DISCRETION REQUIRING DECISIONS WHICH CANNOT BE HELD OVER UNTIL THE NEXT MEETING**

- 12.1 There were no urgent items for consideration.

There being no further business, the meeting closed at 8.55pm.

THE PUBLIC AND THE PRESS ARE CORDIALLY INVITED TO ATTEND
Date of Next Scheduled Meeting: Thursday 27th February 2020 at 7.30pm
St Mary's Room, Ringmer Village Hall