

RINGMER PARISH COUNCIL

MINUTES OF PLANNING MEETING

Held on Thursday 30 July 2009 at Ringmer Village Hall

PRESENT: Cllrs J E Kay (Chairman); Mrs J Fordham; A J Grindley; Mrs V Humphrey; P Longhurst; A R Peters; R B Truman; K White; R Wilcox; and I P Wilson.

There were 2 members of the public present.

1. APOLOGIES

ACTION

1.1 There was an apology from Cllr Mrs Woollons.

2. DECLARATION OF MEMBERS' INTERESTS

2.1 None

3. MINUTES

3.1 The Minutes of the Planning Committee Meetings of 25 June and 9 July 2009 were agreed, with the exception that additions were required to item 8 (Ringmer- Lewes Cycleway) of the 25 June minutes.

3.2 Subsequently suggested revision to above minute item:

“8.2 Strong concern was expressed by many Councillors about the hazard presented by crossing at this point and it was suggested that this would make the cycleway a white elephant. It was disappointing that no approaches had apparently yet been made to adjacent landowners in consultation or to negotiate potential purchase. However some were concerned that the further design, acquisition etc needed in changing the approach at this late point would risk running out of time to utilise the funds, and reference was made to the discussions held and representations already made by Council over alternative solutions and design details.

8.3 It was agreed by a significant majority of Councillors that ESCC be requested to instead improve the existing footpath along the north side of Lewes Road, which is presently in poor condition and which could then be used as a shared surface, although some Councillors took the view that there would seem to be insufficient space to meet recognised design standards. Some concern was also expressed that this approach might result in the use of the development contribution involved for a purpose for which it had not been

provided.”

4. PUBLIC QUESTIONS OR COMMENTS

- 4.1 The Chairman suspended Standing Orders, drew attention to the planning applications to be considered and invited questions or comments from the members of the public present in relation to the applications before the Meeting and other planning matters.
- 4.2 Mr Cooper commented that the roundabout at The Forges was now more dangerous due to the overgrowth of vegetation causing blind spots. He also referred to the many changes that Ringmer has seen as a village. There followed a further discussion chiefly involving Mr Cooper and Cllr Peters about the background history to various development suggestions and proposals in recent years.
- 4.3 Mr Fowlie stated that he was attending as an observer.
- 4.4 The Chairman reconvened Standing Orders.

5. ACTION POINTS – Appendix 1

- 08/07/12 Carys Cowshed, Broyle Lane: situation to continue to be monitored pending enforcement action and removal of the mobile home. (The matter has now been partly heard at court and will re-open in Brighton on 17 August.)
- 09/06/10 Ringmer- Lewes Cycleway: it was advised that a requested a letter had been sent to ESCC to request that, instead of the latest proposals by it for the eastern section, the existing footpath along the north side of Lewes Road should be improved in order to provide for the cycleway. However it was decided to retain the action point.

6. PLANNING APPLICATIONS RECEIVED – Appendix 2

- 6.1 The Committee considered the Planning Applications that had been received and its recommendations are set out in the attached ‘Recommendations from Planning Committee.’
- 6.2 It was noted that copies of 2 objections had been received in relation to application LW/2009/0665 to which Council had

itself already objected, and it was agreed not to make further representations.

7. PLANNING CONSENTS, REFUSALS & APPEALS – Appendix 3

7.1 The Committee noted a report of recent decisions by Lewes District Council as set out in Appendix 3.

8. WEALDEN DISTRICT COUNCIL'S LOCAL DEVELOPMENT FRAMEWORK – CORE SPATIAL STRATEGY OPTIONS – Appendix 4

8.1 Members were advised that Wealden DC is ahead of Lewes DC over the progress of its Local Development Framework and the appended papers indicated 6 options for required housing growth, over which it was consulting, and that of these options 2 & 4 were said to meet most criteria. There was concern however over Wealden's option 6 and it was agreed to oppose it, as it proposes a particularly large number of new houses in Uckfield and also up to 1,500 new houses in Isfield parish, on the grounds that:

(a) This option does not conform to the distribution of new Wealden housing between the Sussex Coastal sub-region and the 'Other East Sussex' sub-region recommended by the South East Plan. It would place far too many of the new houses in Other East Sussex, ignoring key aspects of the Regional Strategy that housing development in Sussex Coastal should contribute to the provision of the development of the economy there and would be more sustainable there.

(b) Additional housing in Uckfield and the substantial amount of new housing proposed for Isfield would add unsustainably to rural development, even in the unlikely event of the Lewes-Uckfield railway re-opening being achieved. Option 6 would inevitably create a much increased amount of private road traffic that would overwhelm the local road system, which is already seriously inadequate. Thus, access to the trunk road system by private cars would be via the seriously congested A26 through Earwig Corner and Malling Hill to the A27, or via the inadequate and dangerous A272 through Haywards Heath to the A23/M23.

9. RINGMER PARISH'S PROPOSED STRATEGY FOR RESIDENTIAL DEVELOPMENT 2006-2026–Appendix 5

- 9.1 It was reported that the great majority of residents responding to the questionnaire were in support of the strategy, with unanimous support being given to most of the proposed policies specifically consulted over.
- 9.2 Councillors agreed by a majority to adopt the Strategy, which is intended as a supplementary local policy under the forthcoming District Local Development Framework.

10. LEWES DISTRICT COUNCIL – STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT – Call for Sites – Appendix 6

- 10.1 The Chairman referred to changes made to procedures and to the fact that windfall developments are no longer counted as contributing towards a district's required housing provision figures – such sites therefore need to be predicted and identified in advance. LDC needs to provide for an additional 4400 new homes within the period involved. In this respect and to reduce pressure for development of greenfield sites, the Parish Council has needed to look at sites within the planning boundaries as if a developer, identifying those that appear to be prime for development within the next 20 years.
- 10.2 The appended papers included a draft submission to LDC entitled 'Residential Development Site identification in Ringmer Parish, 2006-2026' which the Chairman had already forwarded in order to meet the deadline set. This approach had been agreed at last Planning Meeting and Councillors now formally endorsed the suggestions it included for specific sites. They also agreed to the sending of letters to the owners of these sites, generally as drafted but with agreed minor amendments including reference to the fact that 90 affordable houses are sought and more properties for rental.

11. CORRESPONDENCE

The Committee considered the following correspondence:

11.1 South Downs National Park

Meeting arranged for 11 August at Lewes Town Hall – this would be attended by the Chairman and Planning Chairman.

11.2 Village Hall Extension

Councillors were advised that the budget was currently of the order of £400,000 and that there was a further challenge in agreeing the route and cost of a new power cable route with EDF.

12. ANY REPORTS (by leave)

- 12.1 Several verbal reports were received from Cllrs in relation to planning matters. Arising from these, Cllr Wilson referred to the need to ensure that stones etc are removed from the area being reinstated as grassed open space abutting the new surgery.

DATE AND TIME OF NEXT MEETING

Thursday 20 August 2009

At 7.30pm, The St Mary's Room, Ringmer Village Hall.

The meeting closed at 9.15 pm.