

## **RINGMER PARISH COUNCIL**

### **MINUTES OF PLANNING MEETING**

**Held on Thursday 24 September 2009 at Ringmer Village Hall**

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

Members of the public present: 7

#### **1. APOLOGIES**

#### **ACTION**

1.1 There were apologies from Cllrs Mrs Fordham and Wilcox.

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

2.1 Cllr White declared a personal but not prejudicial interest in Item 6 relative to the Village Hall application. Cllr Mrs Humphrey declared a prejudicial interest in application LW/09/0935 under Item 6 as applicant.

#### **3. MINUTES**

3.1 The Minutes of the Planning Committee Meetings of 20 August and 10 September 2009 were agreed as correct records.

#### **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 West commended the planning application for extensions to the village hall which he hoped would be supported.

4.3 Mr Cooper was opposed to the application for Potato Lane, considering this to be the wrong location for affordable housing, with poor accessibility and a provision for road continuation into land to the rear. The Clerk stated that this was a contractual requirement. Cllr Wilson expressed concern at this.

4.4 Cllr Mrs Humphrey advised that her application had been designed following discussion with the planning officer.

- 4.5 It was agreed that Item 8 (reported below) be considered at this point.
- 4.6 On completion of that item, 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 Clerk advised that there was nothing further to report.
- 09/08/11 Fence at cnr Anchor Field/Shepherds Way: the Clerk advised that as the height of this was found to be only very marginally above permitted height, LDC officers were not prepared to pursue this unauthorised development. It was agreed to discharge the action point.
- 09/08/12 RG3 & RG4: the Clerk stated that he had so far approached the owners of Carey’s Cowshed.
- 09/08/13 Listed buildings list: the Clerk confirmed that he written to support the History Group’s submissions and it was agreed to discharge the action point.
- 09/08/14 Wealden District’s core strategy options: the Clerk advised that he had written to oppose option 6 and it was therefore agreed to discharge the action point.
- 09/08/15 Strategic Land Availability Assessment: Cllr Kay advised that he had yet to contact and write to the landowners concerned.

**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 is noted that Cllr Mrs Humphrey absented herself during discussion and voting on application LW/09/0935.

**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. RINGMER – LEWES CYCLEWAY – Appendix 4**

- 8.1 An update on current progress over the cycleway was provided by the Chairman, Cllr Kay. Concern was raised by members of the public present over a perceived lack of consultation with the public by ESCC.
- 8.2 Cllr Grindley had requested in advance to make a short submission to the Committee. He referred to the importance of providing a safe cycle route, given that New Road and Ham Lane are used as rat runs and that traffic speeds along Lewes Road and Uckfield Road. He mentioned various options for the Lewes end of the route at Malling Down beyond Earwig Corner. At the eastern end, a route along Lewes Road would be next to a busy road with insufficient path width – as agreed with ESCC, it would be best for the formal route to follow the minor road & path system to the south via Gote Lane and there were adequate links between the north and south sides of Lewes Road provided by pedestrian crossings and islands.
- 8.3 He referred to problems of level changes over the route and to a possible option of following the rear of houses along the east side of Malling Down where there is an existing track, and then linking to the cycleway by demolishing and rebuilding a repositioned section of wall near Earwig Corner. This would necessitate a one way road system at this point. He then explained his ideas for this, details of which had been circulated to Councillors and a response on it was now awaited from ESCC. In looking into options for improving traffic flow at Earwig Corner some years ago, one suggestion had been for a roundabout to the north of the allotments, and this was a variation on that idea. Cllr Kay however remarked that the area is now within the national park boundary and this would undoubtedly present problems for a roundabout and the lighting that it would require.
- 8.4 It was suggested by a member of the public that as only limited traffic would be using Mill Road, Lewes it could be utilised for the cycleway route however Cllr Kay stated that ESCC had ruled this out as its effective width was reduced by parked cars and the route needed to be seen as safe and convenient by workers and schoolchildren, the main sections of the public for which the facility was intended. It was then asked how far ESCC had liaised with parents and students – it was responded that the Community College is supportive but otherwise the Parish Council is not aware as to how far the County Council has consulted parents directly. The Parish Council is conscious however that safety is a particular concern and that this mitigated against any route

that was concealed from public view. An alternative route had been suggested by the Parish Council to the north of Lewes Road, following the track that leads to Upper Stoneham Farm however the landowner was understood to be unwilling to countenance this.

- 8.5 Cllr Mrs Humphrey stated that the cycleway should additionally provide for use by disabled people if at all possible. Cllr Mrs Woollons commented that the existing footpath along Lewes Road is very poor for pedestrians and other users as is the road surface for cyclists. Cllr Wilson suggested that it was open to interested parties to raise a petition to submit to ESCC. Cllr Kay stated that it was important that delays were avoided given the limited time within which the S.106 funds towards the scheme had to be spent and that ESCC must expedite discussions over acquisition with all landowners involved. It was concluded that the Cycleway should be discussed again at the 26 November Planning Committee Meeting and this should be publicised in the Newsletter and key ESCC councillors and highways staff requested to attend.

**Clerk**  
**09/09/16**

## **9. CORRESPONDENCE**

- 9.1 There was no correspondence to report.

## **10. ANY REPORTS (by leave)**

- 10.1 There were no verbal reports given by councillors in relation to planning matters.

## **DATE AND TIME OF NEXT MEETING**

Thursday 22 October 2009  
At 7.30pm, The St Mary's Room, Ringmer Village Hall.

The meeting closed at 10.03 pm.

## **Ringmer Parish Council**

### **Recommendations from Planning Committee 24 September 2009**

#### **DisRef./Year/App.No Revision Applicant Location**

LW/2009/828 1 of 1 Mrs J Gould Lewes Road, Downlands  
5 Rochester Gardens

Received 03/09/2009 Hove

Type 1 Full Permission BN3 3AW **Grid Reference**

Code 13 Householder :

**Description** Erection of a single storey side extension, rear bay window, removal of rear porch and installation of double doors and internal alterations

Recommendation: No objection

#### **DisRef./Year/App.No Revision Applicant Location**

LW/2009/906 1 of 1 Mr R Carter Ham Lane, Ringmer Park Farmhouse  
Ringmer Park Farmhouse

Received 09/09/2009 Ham Lane

Type 1 Full Permission Ringmer **Grid Reference**

Code 13 Householder BN8 5SE :

**Description** Erection of detached two car garage and workshop (replacement of existing garage, sheds and woodstore)

Recommendation: No objection

#### **DisRef./Year/App.No Revision Applicant Location**

LW/2009/909 1 of 1 Mr/s R Monnington Uckfield Road, land at Upper Stoneham Farm  
Little Park Farmhouse

Received 09/09/2009 Park Farm

Type 1 Full Permission Ham Lane **Grid Reference**

Code 6 Minor dwellings BN8 5SE :

**Description** Installation of a mobile home for security staff for a temporary period of one year

Parish recommendation:- Refuse on 24/09/2009 The proposal cannot be sustained since there are already 4 dwellings adjacent to the entrance & complex, whereas the proposed location of the mobile home would offer little surveillance. The structure would be intrusive within the countryside and family sized accommodation is unjustified and inappropriate in such a location. If considered warranted, a smaller temporary mobile home would therefore be more appropriately located discreetly within the curtilage of the group of existing buildings.

#### **DisRef./Year/App.No Revision Applicant Location**

LW/2009/914 1 of 1 ASA Architects Lewes Road, Lime Tree House  
29A High Street

Received 03/09/2009 New Malden

Type 5 Modification **Grid Reference**

Code 13 Householder KT3 4BY :

**Description** Retrospective application for the retention of amendments to planning approval LW/07/1046 for 2 single storey extensions

Parish recommendation:- Refuse on 24/09/2009 Ringmer Parish Council fully endorses the comments of Mr and Mrs May dated 22 September 2009 and requests that if the case officer is minded to recommend approval, then the application should be reported for decision to the Planning Applications Committee. In particular, the unauthorised and overlooking east-facing first floor window shown in bedroom 27 (as numbered in drawing 07.431/01D) should be removed in its entirety. It is also very concerned that the ground floor windows to bedrooms 6 -9 were not indicated on the elevation 07.431/02B that was subsequently approved, which may have given a false impression of the proposal at that time. Given level changes, such windows also have the potential to cause significant overlooking : if the DPA were minded to allow the retention of those windows, it would be expected that this be conditional upon effective & binding measures to ensure the provision and subsequent permanent retention of effective screening along the adjacent boundary, such as afforded by the neighbour's coniferous hedge. The Parish Council was disappointed and unconvinced by the limited explanations that were offered by the applicants for the many unauthorised changes that had been made.

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## **Ringmer Parish Council**

### **Recommendations from Planning Committee 24 September 2009**

#### **DisRef./Year/App.No Revision Applicant Location**

LW/2009/935 1 of 1 Mrs V Humphrey Oakmede Way, 26  
26 Oakmede Way

Received 09/09/2009

Type 1 Full Permission Ringmer **Grid Reference**

Code 13 Householder BN8 5JL :

**Description** Erection of 2m high rear boundary fence adjacent to B2192 to include gate and landscaping

Parish recommendation:- Permit on 24/09/2009 Recommendation : Approval

#### **DisRef./Year/App.No Revision Applicant Location**

LW/2009/947 1 of 1 Mr R Monnington Ham Lane, Little Park Farmhouse  
Little Park Farmhouse

Received 16/09/2009 Ham Lane

Type 1 Full Permission Ringmer **Grid Reference**

Code 18 Other BN8 5SE :

**Description** Installation of outdoor riding school for private use only and change of use of land for ancillary residential purposes in connection with riding school

Recommendation: No objection, subject to conditions to preclude external lighting and floodlighting, and to ensure that the facility is used for private purposes by the applicant only.

#### **DisRef./Year/App.No Revision Applicant Location**

LW/2009/950 1 of 1 Mr L Donbroski Mill Mead, 31  
31 Mill Mead

Received 09/09/2009

Type 1 Full Permission Ringmer **Grid Reference**

Code 13 Householder BN8 5JG :

**Description** Erection of a two storey side extension (demolition of existing garage)

Recommendation: No objection in principle, providing the proposal is amended to follow the DPA's standard guidelines, setting the extension down and back relative to the original building and with appropriate maintained distance from the side boundary.

**DisRef./Year/App.No Revision Applicant Location**

LW/2009/960 1 of 1 Village Hall Mant Cee Trustees Lewes Road, Ringmer Village Hall  
c/o 7 Penn Crescent

Received 16/09/2009 Ringmer

Type 1 Full Permission **Grid Reference**

Code 18 Other BN8 5HQ :

**Description** Erection of an extension and alterations to form library, enlarged meeting room, parish office, internally accessible WC, platform lift and storage areas

Parish recommendation:- Permit on 24/09/2009 Recommendation: Approval

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**Ringmer Parish Council**

**Recommendations from Planning Committee 24 September 2009**

**DisRef./Year/App.No Revision Applicant Location**

LW/2009/969 1 of 1 Mr/sJ&D Saunders Ballard Drive,41  
41 Ballard Drive

Received 16/09/2009 Ringmer

Type 1 Full Permission **Grid Reference**

Code 13 Householder BN8 5NU :

**Description** Erection of a single storey rear extension

Parish recommendation:- Permit on 24/09/2009 Recommendation: Approval

**DisRef./Year/App.No Revision Applicant Location**

LW/2009/980 1 of 1 Hastoe Housing Association Potato Lane, land adjacent to Glenmore  
17 Marina Place

Received 16/09/2009 Hampton Wick

Type 1 Full Permission Kingston **Grid Reference**

Code 6 Minor dwellings KT1 4BH :

**Description** Construction of four affordable dwellings (two x three bed houses and two x two bed houses) together with associated access, car parking, hard and soft landscaping

Parish recommendation:- Permit on 24/09/2009 Recommendation: Ringmer Parish Council supports this proposal but requests that, for

amenity reasons, the vehicular access into the site and between the buildings be provided at the minimum practicable width.

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