

WESTHAM PARISH COUNCIL

DRAFT MINUTES OF THE FULL COUNCIL MEETING OF

21st March 2016

held at The Amenity Hall, Stone Cross

274 Present

Councillors K Stevens, G Garner, T Comerford, N Beaney, F Durling, A Lovell, J McClarty, K Saxby and J Blaker.

County Councillor Pursglove, District Councillor Clark, A Stevens (Clerk) and nine members of the public were also in attendance.

275 Apologies for Absence

Apologies for absence were received from Councillors T Bruce, G Parsons, R Perrin and P Marshall and were accepted by those present.

Councillors resolved that item 16 is moved to the end of the meeting and was declared 'confidential'.

276 Minutes of the Previous Meeting

The Minutes of the Full Council Meetings held on 15th February 2016 were read, confirmed as a true and accurate record and signed by the Chairman.

277 Clerk's Report

Planning applications WD2016/0340F (Hankham Hall Farm) and WD2015/2887MAO (Land at Uplands Farm) have been referred to Members of the Planning Committee South on 31st March 2016. Councillors have nothing new to add to their original comments on either application.

278 Disclosures of Interests

There were no disclosures of interests declared, nor were there any changes to the Register of Interests.

The meeting was then suspended.

279 John Kelly and Matthew Turpin from Wates Developers - to talk about their company's plans to develop land between Stone Cross and Langney.

Mr Kelly described;

1: The background of Wates, the Company.

Wates is a national construction and development company. It's a family run business and specialises in housing development in the south east of

England. Wates prides itself on genuine engagement, high quality design and place making.

2: The site location.

This development is north of Pennine Way, south of the railway line.

3: The Planning Context.

The district requirement has increased from 450 new homes per annum to 832 homes per annum, 12% of which counts towards Eastbourne's housing need. The emphasis is on South Wealden and the avoidance of the Ashdown Forest and the High Weald Area of Outstanding Natural Beauty.

4: The Evolving Context.

The development is located to the west of the farm, outside flood zones 2 and 3, adjoins existing settlements and is on land most contained within the landscape.

The main access is off Pennine Way and traffic impact from the development is to be accommodated within an improved highway network.

There will be approximately 200 homes with a mix of house types, sizes and tenures to match existing housing need. There will also be an on-site open space and play space with views out to the Mounthey levels as well as a site for a new Primary School.

5: Next Steps.

The Company will continue with its local engagement and consultation, carry out a mailshot to inform the community about the pre-application 'Environmental Impact Assessment' enquiry and hold a neighbourhood exhibition to get feedback and sustain contact with local residents.

In answer to Councillors questions Mr Kelly and Mr Turpin said;

- the development will meet the standards required by East Sussex County Council for parking and carriageways and provide as much on street parking as possible.
- include retention basins to mitigate the risk of flooding. Excess water will be stored in large containers and slowly released into existing drainage systems.
- Wates is not seduced by Wealden's housing numbers, as long as the houses sell they will build them.
- they are also talking to Eastbourne Borough Council.
- traffic has been monitored and there should be no need to park in Pennine Way for this estate.
- Wates is talking to the County Council about school requirements and will also talk to the Heads of the local Primary Schools.
- the proposed school site has been chosen because it is flatter. Wates will consider providing a large parking area.

- an on-site treatment works is also being considered. The Company is also looking at joining onto Eastbourne and Hailsham sewage systems.
- Wates will consider providing a dedicated cycle route to the new school.
- Wates may also consider offering financial assistance to improve existing play facilities in the immediate area.
- They may sub-contract the building work but do develop some sites themselves. They have recently completed a development in Uckfield.

The Chairman thanked Mr Kelly and Mr Turpin for their presentation and they then left the meeting.

280 Reports from County/District Councillors

County Councillor Pursglove confirmed

- that for each site a new access with a right hand turn has been agreed for the new residential developments in Rattle Road
- Costain are to take over the Highways Contract.
- ESCC currently looks after schools and is particularly good at providing support for under achieving schools.

District Councillor Clark had nothing new to report on this occasion.

281 Questions from Members of the Public

Mr Heaseman said residents at Windmill Green are the worst affected by the works proposed in planning application WD2016/0181MRM. He said;

- the houses will only be 15m from his property,
- the new housing will be imposing as they will have 45 degree roofs.
- the alignment of the bungalows appears to be wrong which implies the Ordnance Survey measurements are wrong.

He and other local residents will therefore be objecting to the plans.

Mr Dawson asked how he can join the Parish Council's waiting list for Allotments and he also asked for budget information on the next tax year. He was advised to email the Clerk after the meeting.

The meeting was then re-opened.

282 Reports on Committee Meetings held

Councillors **resolved** to adopt the minutes of the Parks and Open Spaces Committee Meeting held on the 14th March 2016 and accepted the recommendations made.

283 Reports from Outside Meetings

Councillor Garner attended the Westham Village Hall Committee Meeting.

Members are currently working on this year's show.

Councillor Stevens attended the Wealden Planning Panel Meeting, the minutes of which will be available in due course. Members were concerned to hear the housing bank numbers have decreased.

284 Verges in Westham

Councillors considered two prices and **resolved** to accept the price from Chaffins to extend the oak posts in Westham to the end of the pavement to stop drivers parking on the verge. The Clerk will apply for a licence from Highways to carry out the work and instruct the contractor accordingly.

285 Play Equipment at Westham

Councillors discussed whether or not to put in an offer to acquire the land at Peelings Lane for use as a play area but **resolved** not to. Six councillors supported this decision primarily because the land has access problems, three abstained.

Councillor also considered providing play equipment at Hobney Rise and asked the Clerk to write to residents in Hobney Rise and Pelham Close to find out their views and to also see if they have any suggestions on how to improve the access. Councillor Garner will deliver the letters on behalf of the Parish Council.

286 Adur Park

Councillors considered whether or not to fence off the play area in Adur Park to stop dogs getting in. Concerns were raised about the condition of the field, whether it would cause the grass cutters any problems and the constant vandalism but Councillors agreed dogs can be a problem and asked the Clerk to get prices and recommendations from contractors.

287 Celebrating the Queen's 90th Birthday

Councillor Saxby had circulated his report of his school visits to Councillors before this meeting. Councillors will consider the report in more detail at the next Full Council Meeting.

288 Geering Road

Councillor Stevens carried out a site visit with a contractor to check why part of Geering Road is still flooding. They found an extra manhole, which was buried and not shown on plans, was full. They cleared it in part and it started to flow. A green dye was added which showed it is part of an existing water course and left it to dry. A full report is expected from the contractor for consideration at the next Full Council Meeting.

289 Patcham Mill Road

Councillors considered a complaint from residents in Patcham Mill Road about continued damage to the grass outside numbers 2 to 10.

Councillors considered their suggestions to raise the kerb, place a 'keep off the grass' sign or have solid posts there but preferred in the first instance to contact the managing agents of the property at the centre of the complaint.

290 Maintenance Contract

The Parish Council received eight prices from contractors and their envelopes were opened at the meeting. The prices received were as follows;

Contractor A	£34354.64
Contractor B	£28000.00
Contractor C	£26850.00
Contractor D	£22995.00
Contractor E	£15967.00
Contractor F	£13440.00
Contractor G	£12950.00
Contractor H	£ 8916.00

After careful consideration Councillors **resolved** to award the Maintenance Contract for 2016-2019 to contractor G.

291 Questions from Parish Councillors

Councillor Comerford asked what is happening to PCSOs. The Parish Council understands the role of the PCSO is to change. More detail should be known after July.

Councillor Blaker asked for an update on why Rattle Road floods by St Luke's Church. This has been referred to Highways. County Councillor Pursglove confirmed he will also chase Highways up.

Councillor McClarty asked when the Business Plan is being reviewed. It will be reviewed in April. He also asked for 'Hanging baskets at Westham' to be an agenda item at the next meeting and will said he will get prices from the suppliers Polegate Town Council use, in the meantime.

Councillor Garner said that all public buildings must have an asbestos register. and before they disturb the Memorial Hall ceiling, the Trustees should have a sample taken to ensure it can be removed by a non-licenced contractor. He asked Councillor Blaker to remind the Trustees of this.

292 Planning Applications

The following planning applications were considered;

WD2016/0544F – Eurovans, Eastbourne Road – Proposed development and extension of existing Volkswagen commercial dealership – Councillors had no objections to this application on any planning grounds but queried the parking areas shown which they said were not accurately shown.

WD2016/0181MRM – Land south of Rattle Road, Stone Cross – Reserved matters pursuant to WD2011/2270MAO (outline dwelling for 120 dwellings comprising of 1, 2, 3 and 4 bedroom apartments and houses together with associated parking; open space and community building facility building with associated parking) – Councillors objected to this application on the following grounds;

- 1: the height of the roofs needs to be reduced because they affect existing neighbouring properties. The developers are also asked to consider flat roofs as an option.
- 2: the alignment of the bungalows appears to be wrong and implies the Ordnance Survey measurements are wrong.
- 3: the Parish Council understands that the tree and building heights affect wind flows and reduces milling time at Stone Cross Mill. Stone Cross Mill stands in an area which has already been the subject of extensive building in what were formally open fields. The Parish Council also understands that in the Society for the Protection of Ancient Buildings Report 2013 the report found that the existing housing developments have reduced the potential milling time available to about 50% and that the new development will result in a further reduction of 36% to less than 20%. Typically, a house 4m high would create a wake as much as 400m long before the flow is fully restored. In the case of Stone Cross there are already houses in all directions from the Mill. Some of these are within 20m of the Mill and are 5m high. These reduce the wind speed at the Mill by 30% and reduce the available milling time to one sixth of its former. The proposed tree planting will bring available milling time down to 37 days, representing a loss of 36%. It is understood that general experience of mills shows they have been affected by such developments in the past, there is always an increase in the incidence and strength of gusts resulting from additional upstream disturbances. Trees are far more damaging than houses because their height and spread is much greater.

The current landscaping as part of the reserved matters application has proposed trees than can grow in excess of 72ft. It therefore looks like the SPAB report has been ignored.

English Heritage said in the original application that the sweeps on the Windmill need to continue to rotate by the power of the wind.

- 4: Most of the original objections do not appear to have been addressed.
- 5: Councillors expressed concern about the proposed usage of Beggar's

Lane and think there should be a separate footway for pedestrians.

Councillors also noted that the Community Building is shown although the Parish Council has negotiated a sum in lieu of the building with Bellway Homes instead. The S106 arrangement is therefore to be changed.

WD2016/0450F – Mountney Bridge Business Park – The building of a Smart vehicle repair bay which includes the building of a duct, the booth uses electric lamps only, a fan, and extractor to remove dust from the booth – Westham Parish Council has no objections on any planning grounds to this application as long as the fumes are not affecting anyone elsewhere.

WD2016/0489F – West Lodge, Glyndley Manor – Demolition of existing house and erection of replacement dwelling and annexe - Westham Parish Council has no objections on any planning grounds to this application.

WD2016/0312LBR – Corner Cottage, Foords Lane – Retrospective application for works to catslide roof. Proposed reinstatement of bedroom wall, kitchen ceiling and associated internalised roof space cupboard, together with restoration of parquet flooring - Westham Parish Council has no objections on any planning grounds to this application as long as it meets with the requirements of the Listed Building's Authority.

WD2016/0411 – 25 Oaklands – Proposed first floor side extension over garage – Westham Parish Council has no objections on any planning grounds to this application.

WD2016/0113F – Polegate Grid, Red Dyke – New office accommodation and car park with substation compound - Westham Parish Council has no objections on any planning grounds to this application.

WD2016/7500T – Existing installation – land at Castle Farm – Upgrade of existing telecommunications installation through replacement of existing 12m high monopole with new 12.5m high monopole supporting three antennas and two equipment cabinet and its replacement with two new cabinets, extension of an existing cabinet and development ancillary thereto - Westham Parish Council has no objections on any planning grounds to this application.

WD2016/0458F – 52 Rattle Road – Proposed rear and side single store extension - Westham Parish Council has no objections on any planning grounds to this application.

Application for temporary directional signs for a new housing development. Persimmon Homes Mill Valley off Rattle Road in Stone Cross.

Councillors agreed the position of sign number 5 was fine but said sign number 4 should go by Pevensey roundabout to stop vehicles driving through Westham.

There being no further business, the meeting finished at 9.15pm.

