

## WESTHAM PARISH COUNCIL

### DRAFT MINUTES OF THE FULL COUNCIL MEETING OF

19<sup>th</sup> June 2017

held at The Amenity Hall, Stone Cross

#### 30 Present

Councillors K Stevens, G Garner, K Saxby, N Beaney, A Lovell, J Blaker, F Durling, P Marshall, G Walker and T Bruce.

County Councillor T Liddiard, District Councillor D Dear, District Councillor L Clark, David Barker and Tony Wares (Evolution Planning) A Stevens (Clerk) and six members of the public were also in attendance.

#### 31 Apologies for Absence

Apologies for absence were received from Parish Councillors T Comerford, G Parsons and R Perrin and they were accepted by those present.

#### 32 Minutes of the Previous Meeting

The Minutes of the Annual Parish Meeting held on 8th May 2017, the Annual General Meeting held on the 15th May 2017 and the Full Council Meeting held on 15th May 2017 were all confirmed as a true and accurate record and signed by the Chairman.

#### 33 Clerk's Report on Matters Arising from the Previous Meeting

The Clerk said;

- the contractors recommend that four planters instead of three are fitted at the roundabout at Mimram Road. There will be no extra cost. Councillors agreed and also approved the wording for the sign.
- the regular litter picker is on unpaid leave for a month and a temporary litter picker has been appointed in the meantime.

#### 34 Disclosures of Interests

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

The meeting was then suspended.

#### 35 Brief Report from David Barker and Tony Wares from Evolution Planning

Mr Barker and Mr Wares described their proposals to build 90 homes on land to the east of Hailsham Road (application WD/2017/1063/MAO).

##### Introduction and Description of the Development

This Planning Design and Access Statement supports an outline planning application for up to 90 homes with full details submitted for the vehicular access.

The site is the best located and most sustainable site for new housing development in Stone Cross. The centre of the site is within a 350 metre walk of shops, the primary school, a doctors, a pharmacy, a church, public house, a shop, a dentist and bus stops. The application site is closer to these facilities than the other options for housing development in Stone Cross which do not yet have planning consent.

The boundary trees and hedges around the site will be retained except where a new vehicular access would be required. Pickens Wood will not be developed so that the wood will be protected. Peelings Lane has also been taken into account.

### Development Description

The planning application is an outline application with details submitted for the vehicular access onto the Hailsham Road. Details of the appearance, layout, landscaping and scale of the homes will be submitted in a later reserved matters planning application.

This planning application is supported by an Illustrative Masterplan which was distributed to all councillors. This shows that 90 homes can be accommodated on the application site with sufficient infrastructure, parking and landscaping to meet planning policy requirements.

The illustrative housing mix is:

- 12 x 1 bed flats;
- 14 x 2 bed houses;
- 47 x 3 bed houses;
- 17 x 4 bed houses.

35% of the development consists of affordable housing which meets the District Councils policy requirement. The vehicular access from Hailsham Road has been designed to meet the requirements of East Sussex County Council.

The development has been designed to retain all the boundary trees and hedges except where the new vehicular access will be created. The Plans include a buffer of open space around Pickens Wood to meet Natural England guidelines, and shows sufficient space for drainage attenuation infrastructure to ensure that the development provides appropriate drainage capacity.

### Transport

A traffic assessment has been prepared which concludes the site is well placed for safe access by foot to local services and is well placed to access the local and strategic road network from a vehicular access onto the Hailsham Road. The location of the access has been identified following discussions with the County Council and traffic surveys to meet highways design requirements. On-site parking also meets the County Council's requirements.

In answer to residents' and Councillor' questions Mr Barker and Mr Wares confirmed;

- the traffic surveys used date back to 2011 but have been factored up to take into account the most recent developments. They will find out more about the trip rates and report back. It was noted that traffic already backs up to the other end of Hankham and it takes half an hour to get to the Golden Jubilee Way roundabout at peak times.
- County will be changing the structure of the traffic lights to allow for pedestrians.
- Plans to mitigate the junction are being looked at as will the effect of the lorries parked under the bridge.

- Surveys conclude there will be 42 two way movements a day from the site and traffic movement will increase by 5%.
- ESCC has asked for further data and more surveys are being carried out.
- No trees will be removed from Peelings Lane.
- Environmental surveys have been carried out and protected species will not be removed.
- Planning Officers have not raised any concerns about the Affordable Housing element which they usually like to see distributed through the estate. In this case it is in one corner. It was noted residents in Foxes Hollow are currently experiencing problems from a similar layout on another estate.
- The attenuation basins are needed and look after themselves but it is hoped the site will be connected to mains drainage soon.

Residents also asked why this land can now be built on when the site was rejected in the Strategic Sites Development Plan Document dated January 2012 which said; 'Land off Hailsham Road and Peelings Lane WILL NOT BE CONSIDERED FURTHER in the generation of Options for development' and that 'Land off Hailsham Road and Peelings Lane has been rejected through our character assessment, analysis and sustainability appraisal of the SDA's and will not be considered as part of the generation of Options for development'.

The Chairman thanked Mr Barker and Mr Wares for attending and they both left the meeting.

#### 36 Reports from the County Councillor

County Councillor T Liddiard introduced himself and said;

- he has taken up the points raised at the last meeting with officers at the County Council.
- he met the Highways Steward to look at the new path at Barn Close. Highways has no plans to do any more work to the path so he is going to take the matter further.
- he is dealing with various highways issues reported by residents in Westham.
- he has been allocated to Children's Services Committees and is working with schools in the area.
- asked residents to let him know any County Council related problems they have.

#### 37 Report from the District Councillors

District Councillor Dear said that, in Planning, developments submitted before March 2017 will still go ahead, although those submitted after that date will be restricted by the regulations imposed on the Ashdown Forest. She encouraged those against this latest application to contact the Planning Officer concerned and let him know.

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

#### 38 Questions from Members of the Public

There were no questions from the public on this occasion.

The meeting was then re-opened.

#### 39 Planning Application WD/2017/1063/MAO

This application was brought forward to this point in the meeting because of the heat to allow residents the opportunity to leave after, if they wanted to.

WD/2017/1063/MAO - Land east of Hailsham Road and north of Peelings Lane, Stone Cross, Pevensey - development of up to 90 homes with full details submitted of a new vehicular access onto Hailsham Road.

Westham Parish Council strongly objects to this application on the following grounds;

- Stone Cross has had a lot of new development already. Councillors would like to see what the effects of these are before any more estates are built.
- Traffic already backs up to the other end of Hankham on the Hailsham Road and it takes half an hour to get to the Golden Jubilee Way roundabout from Stone Cross at peak times. Councillors questioned the Highways statistics and asked ESCC Highways to attend a meeting and explain them.
- Access is already dangerous with residents reporting they have to pick their moments to leave. Visibility is obscured further by lorries parking under the bridge.
- This site was rejected in the Strategic Sites Development Plan Document dated January 2012 which said 'Land off Hailsham Road and Peelings Lane WILL NOT BE CONSIDERED FURTHER in the generation of Options for development' and that 'Land off Hailsham Road and Peelings Lane has been rejected through our character assessment, analysis and sustainability appraisal of the SDA's and will not be considered as part of the generation of Options for development'. Nothing has changed since then.
- Existing services such as the schools and Medical Centres are already full and we understand they cannot cope with any more development.
- Westham Parish Council understands developments such as this cannot proceed until proof of its mitigation measures to reduce its effects on the nitrogen levels on the Ashdown Forest are known.
- There is no ongoing Management Plan to help retain the natural diversity and amenity value of Peelings Lane and Pickens Wood.

District Councillor Dear then left the meeting.

#### 40 Reports on Committee Meetings held

There have been no Committee Meetings since the last Full Council Meeting.

#### 41 Reports from Outside Meetings

Councillor Blaker attended the Stone Cross Memorial Hall Annual General Meeting. The Trustees have appointed another Trustee and are still working on their Business Plan.

Councillors Saxby and Stevens attended the Hankham Village Society Celebration Weekend Tea on the 17<sup>th</sup> June. The Parish Council was credited with paying for the hire of the toilet facilities.

#### 42 Request for a bus shelter opposite Pride View

Having sought and been granted permission from the Enforcement Department and the Transport and Development Departments at ESCC, the Clerk asked for planning permission from Wealden District Council. The request was denied as the law states only the service provider can provide bus shelters. The Clerk then contacted ESCC and asked them to provide the shelter and said the Parish Council would pay for it. The Parish Council is now waiting to hear back from Highways.

43 Annual Parish Meetings

Councillor Durling asked the Parish Council to consider ways to increase public attendance at Annual Parish Meetings. The Chairman said some of the County Associations are considering asking the National Association to remove the legal requirement to have a Parish Assembly because they feel such meetings are outdated.

Councillors agreed to consider putting up more posters next year.

44 Westham Pond

Councillor Durling withdrew the item on duck posters but asked Councillors to consider commissioning a lecturn type information sign at Westham Pond. She said it could offer advice on duck feeding and possibly historical and wildlife information and showed examples of them at other ponds. Councillors said whilst such a sign was wanted by some residents it was not wanted by others and would be far more suited to a much larger pond with more visitors. The proposal was not seconded and the motion was therefore not carried.

45 Emergency Plan

Councillors Marshall has updated the Emergency Card and is currently updating the Emergency Plan. The Parish Council's representatives on the Village Halls will ask the Village Hall Committees if their halls can be used in an emergency situation. Councillor Durling said Social Services are the lead agency for vulnerable people and felt that flooding should be very high risk on the risk matrix. She has some other queries which she said she will send to Councillor Marshall by email.

46 Westham Car Park

Following complaints from residents, the Clerk looked to see if it is possible to have another disabled parking bay in Westham Village Hall car park.

The car park is owned by Wealden and under the 2010 Equality's Act they are required to put disabled bays within their car parks. However, they are only required to put a percentage in to how many spaces are within the car park. They checked with their Legal Department and this is generally 1 disabled bay to every 100 spaces.

Although they own the car park, the cost of providing an additional bay would be forwarded to the Parish Council but Wealden Management would have to decide if the car park warrants another disabled bay. In doing so the car park would lose a standard bay and they are not sure they would want to reduce the number of bays.

The Clerk also asked about restricting the parking times. At this time and for the foreseeable future Wealden would be unable to change anything with regards to time restrictions and further parking bays within Peelings Lane car park. They also pointed out that any amendment to the Off Street Car Parking Order requires Full Consultation (including public) which can take up 3 months and costs approximately £2000.

47 Car Park Barrier

The police have asked the Parish Council to consider making the entrance to Adur Park more secure after a situation there recently. Councillors asked the Clerk to look for ideas that have police approval and report back.

48 Questions from Parish Councillors

Councillor Saxby asked if permission is needed to put mirrors at the side of the road. The Clerk will find out and report back.

Councillor Lovell asked when the gullies were last weed killed in Foxes Hollow. The Clerk will find out and report back.

Councillor Beaney asked if any works are planned for Westham Pond. Apart from those in the maintenance contract, no further works are planned at this stage.

Councillor Garner asked who owns the twitten between Rattle Road and Springfield Close. The Clerk said if the ordnance survey points are known it might be possible to look it up at the Land Registry.

Councillor Marshall asked when the verge is being cut in Dittons Road from the Golden Jubilee way roundabout to the Red Lion traffic lights. The Clerk said she will find out.

Councillor Bruce thanked the Clerk for getting a potentially dangerous metal post removed from outside the Bellway Homes development.

Councillor Blaker asked to be notified when the work in the maintenance contract is carried out. The Clerk will ask contractors for a monthly report.

Councillor Durling asked why contractors strimmed Japanese Knotweed at Westham Pond. The Clerk will find out and report back.

49 Planning Applications

The following planning applications were considered;

WD/2017/0635/F - 5 Mill Villas, Beggars Lane, Stone Cross, Westham, BN24 5EA - UPVC Conservatory to rear elevation – Westham Parish Council has no objections on any planning grounds to this application.

WD/2017/6507/SO - Land south of Onestack, Dittons Road, Stone Cross, BN24 5ET – Request for screening opinion for a residential development – for noting.

WD/2017/0177/F - Blackness Yard, Hailsham Road, Stone Cross, Westham BN24 5AS - Proposed demolition of existing buildings. Erection of 5 No. detached dwellings together with revised access road and parking spaces – Westham Parish Council objects to this application because it still has safety concerns about the access and it also understands the sewage system will not be able to cope.

WD/2017/1196/F - 33 Eden Close, Stone Cross, Pevensey, BN24 5EX - Proposed garage conversion, first floor extension and associated alterations - Westham Parish Council has no objections on any planning grounds to this application.

There being no further business, this meeting closed at 9.05pm.