



## WEST HOATHLY PARISH COUNCIL

representing Highbrook, Selsfield, Sharpthorne, Tyes Cross and West Hoathly

Document Reference 2205

### **Minutes of the Meeting of the Planning Committee held on Monday 28<sup>th</sup> February 2022 at 7:15pm in West Hoathly Village Hall.**

#### **Members:**

Ken Allfree

Kevin Gould (Chairman)

Douglas Denham St Pinnock

Will Buckley

Amy Marshall (Vice Chairman)

\* denotes absence

#### **Also present**

Leanne Andrews (Clerk)

Paul Brown

Martin Robinson

#### **There were 9 members of the public present.**

4 members of the public made representation on their objections to application DM/22/0282. Concerns were raised that the application may not have a valid legal certificate as the applicant is not believed to be the sole owner of the access track which is within the location plans, nor may they have any rights or wayleave on the parcel of land. Ownership is believed to be with Horncastle Care Home/Sussex Healthcare.

A member of the public explained that it is of their understanding that the site may be in breach of planning consent and is understood to currently be subject to an enforcement notice. Concerns were also raised as to how sewage, water and electricity will be dealt with, and the subsequent impact that this would have on neighbouring properties. It was also raised that the building may not meet the minimum size requirements of 50 (m<sup>2</sup>) for a 1 double bedroom property.

4 members of the public attended the meeting to give details of plans to develop the land adjacent to Cookhams, Top Road, Sharpthorne which is a suitable site on WHPC Neighbourhood Plan (WHP8b: WHCS\_06). The members of the public explained that they were from Concept Developments and are due to take control of the site, with a view to submit a planning application within 6-8 weeks.

The draft plans were shown to the committee, which include 13x 2-storey houses made up of:

4x 2-bedroom dwellings (affordable housing)

6x 3-bedroom dwellings

3x 4-bedroom dwellings

The plans include one access road to the site and meet the local authority standards regarding parking. The intention is for the remaining land to be transferred to the Parish Council on completion of the development. This land equates to approximately 50% of the site. The plans are for a ribbon style development as specified in the neighbourhood plan.

The committee thanked Concept Developments for sharing their plans with the council prior to submitting a planning application.

5 members of the public left the meeting.

**302) To receive apologies for absence**

There were none

**303) To receive declarations of interest from Councillors in respect of any matter on the Agenda**

Ken Allfree declared an interest in DM/22/0510- 14 The Ridleys, and on that basis would not be involved in considering the application.

**304) To approve the minutes of the Meeting of West Hoathly Parish Council Planning Committee held on 31st January 2022 (Document Reference 2202)**

The minutes were approved and the chairman signed them as a true record.

**305) To note decisions from the Local Authority**

The following applications have been granted permission.

DM/21-4282 Moatlands, Vowels Lane, West Hoathly

**306) To consider planning applications received from the Local Authority**

**DM/22/0291- Dodges House, Plawhatch Lane, Sharpthorne**

Installation of a free-standing greenhouse

The committee had **no objections**

**DM/22/0402- Buttinghill, Hook Lane, West Hoathly**

Proposed new detached 3-bay garage with ground floor workshop and games room / music room / home office above all incidental to the enjoyment of the dwellinghouse.

The committee had **no objections**

**DM/22/0523 - Vine Yard Cottage, North Lane, West Hoathly**

Erection of a replacement dwelling, following demolition of the existing single storey cottage (resubmission of previously withdrawn application ref: DM/21/1587/)

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1 member of the committee objected.

The majority of the committee had **no objections**

**DM/22/0597- All Saints Church, Hammingden Lane, Highbrook**

x5 Ash with ash dieback - remove. Horse Chestnut re-pollard

The committee had **no objections**

**DM/22/0282- Apple Barn, Plawhatch Lane, Sharpthorne**

Change of use of building. The re-use of a timber frame garage/workshop as a One Bedroom Apartment

Following the neighbouring properties comments, there are a number of legal issues that need to be resolved before the committee can consider the application.

**DM/22/0510- 14 Ridleys, West Hoathly**

Demolition of existing rear conservatory. New single storey full width rear extension, with related internal alterations. Conversion of existing attached side garage to new Utility Room with new front window and new side window.

The committee had **no objections**

**307) To note any correspondence received**

There was none

**308) To note information for Councillors**

Items of interest or items for inclusion at next meeting of the Planning Committee.

Kevin Gould gave apologies for next months meeting.

Date of next meeting 28th March 2022

There being no further business the meeting closed at 19:43

Chairman-----