

## NEWICK PARISH COUNCIL

**MINUTES** of the Meeting of the Planning Committee of Newick Parish Council held at Newick Sports Pavilion, King George V Playing Field, Allington Road, Newick, on Tuesday, 8<sup>th</sup> May 2018 at 6.30 p.m.

**Present:** Councillors: C. Armitage, M. Halsey, M. Thew, J. White and C. Wickens

**In Attendance:** Mrs. S. Berry (Clerk)  
Seven members of the public

An audio recording was made of the meeting

- 1. Apologies for Absence** – Apologies had been received from Cllr. I. Nesbitt. *After the meeting it was found that Cllr. J. Smerdon had also sent her apologies to the Clerk but this had not been discovered in time to be noted at the meeting.*
- 2. Disclosure by Members of personal interest in matters on the agenda, the nature of any interest and whether the Member regards the interest as prejudicial under the terms of the Code of Conduct.** Cllr. Horsfall declared a personal interest in agenda item 4 (LW/18/0302) and Cllr. White declared an interest in agenda item 4 (LW/18/0191).
- 3. Questions or Statements by Members of the Public** –  
Ms. Bradshaw spoke in connection with agenda item 4 (LW/18/0191 – 4 Church Road). She stated that she considered the construction of the proposed dwelling would lead to an overbearing and dominant development and that it would result in overshadowing and loss of amenity to nearby properties. She disputed that the proposed development site was not within the curtilage of 4 Church Road and cited Land Registry records. Ms Bradshaw referred to paragraph 48 of the National Planning Policy Framework (NPPF) which states that windfall sites should not include residential gardens. She pointed to differences between this proposal and two other nearby windfall sites which had been granted planning permission and stated that she believed the existing car port and driveway to 4 Church Road had been very recently installed in order to create a precedent. Finally, Ms Bradshaw stated that the proposed development would fail to make a positive contribution to Newick.

Mr Strachan spoke in connection with agenda item 4 (LW/18/0191 – 4 Church Road). He stated that he wished to object to the proposed development and pointed to an inaccuracy in the application block plan which incorrectly showed a piece of land adjacent to the site as belonging to 10 Church Road when, in fact, he and his wife had purchased it in 1983. Mr Strachan stated that the proposed development would lead to loss of privacy and amenity as the first floor windows would overlook his garden. He pointed to Newick's Neighbourhood Plan policy H01.6 which states that construction of additional homes in the gardens of existing homes would not be supported. He stated that, although currently neglected, the proposed site had in the past been used as a garden to cultivate vegetables. Mr Strachan stated that he did not consider the proposed development to be in keeping with other houses in the area and that, as there was no parking provision for the occupants of 4 Church Road, there would be difficulties for vehicles emerging from the proposed new driveway on to Church Road. Finally Mr Strachan stated that he feared that if allowed to proceed, the development would set an unwanted precedent for the local area.

Mrs Strachan spoke to confirm that she supported everything that Ms Bradshaw had said in her statement.

Mr Deacon, applicant for LW/18/0191 – 4 Church Road stated that the application had been made in order to enable the extended family including his father in law and brother in law to stay together in Newick where they had roots and not for financial gain.

Mr Alderton, agent for LW/18/0191 and LW/18/0302 spoke in connection with both applications as follows:-

LW/18/0191 – He stated that the proposed development site was currently rough grass and not part of the formal garden and that the property had been designed to fit within the Newick Green conservation area and close to listed buildings. Mr Alderton stated that the materials would focus on black stained boarding similar to the nearby building to the rear of the Bull Inn and that the access should have no detrimental effect on Church Road. He stated that he did not believe that the land should be treated as being part of the garden of Church Road and suggested that it was compliant with the NPPF and the Lewes District Plan. He also stated that he did not consider that the proposed development would create any problems with overlooking or loss of privacy as the nearest buildings were some distance away.

LW/18/0302 – Mr Alderton stated that the site had, over the last two years, been used as a campsite under permitted development rules and that the applicant now wished to extend its use for longer periods. He confirmed that there would be no permanent building on the site and only basic toilet and washing facilities provided. Access would be controlled by a site manager and there would be a prior booking system in place. Mr Alderton stated that the site was well located for local tourist attractions such as Sheffield Park. Finally, he pointed out that Lewes DC records incorrectly showed that the site was within Chailey Parish rather than Newick and that he had asked the District Council to rectify this anomaly.

Mr Benson, applicant for LW/18/0302 stated that people using the campsite would be likely to use the public footpath to get to Newick where they would use the village pubs and shops. During the consideration of this application by the committee, Mr Benson was asked about arrangements for waste disposal and he confirmed that campsite users would be required to remove their rubbish from the site.

#### 4. Planning Applications

LW/18/0302	<p><b>Land to the rear of Sheffield Park Industrial Estate East Grinstead Road North Chailey</b></p> <p>Use of agricultural land as a seasonal non-fixed campsite for up to 40 pitches (temporary period from 1<sup>st</sup> April or Easter weekend whichever earlier to 30<sup>th</sup> September each year). Whilst noting the potential benefits to the local economy, it was agreed to <b>object</b> to this planning application on the grounds of its close proximity to a well used public right of way and the fact that it was contrary to Newick’s Neighbourhood Plan policy EN1 in that it did not respect the local landscape character given its close proximity to National Trust land at Sheffield Park. (votes were 3 in favour of objection and one in favour of making no comment. Having declared a personal interest Cllr. Halsey did not vote)</p>
LW/18/0191	<p><b>4 Church Road Newick East Sussex BN8 4JU</b></p> <p>New single detached house and garage including ancillary accommodation with new access to Church Road. It was agreed to <b>object</b> to this planning application on the grounds that it was contrary to Newick’s Neighbourhood Plan policy H01.6 which states that the construction of additional homes in the gardens of Newick’s existing homes will not be supported. (votes were 3 in favour of objection and one against. Having declared an interest Cllr White did not vote).</p> <p>In addition, a request was made by a committee member for the Lewes District Council Conservation Officer’s report (late 2017) regarding the recent removal of a section of hedge and construction of a driveway at 4 Church Road (apparently regarded as permitted development) to be made available.</p>
LW/18/0307	<p><b>23 High Hurst Close Newick East Sussex BN8 4NJ</b></p> <p>Proposed single storey rear extension, first floor side and front extension and alterations. It was agreed to make <b>no comment</b> on this planning application.</p>
LW/18/0278	<p><b>Little Grange Goldbridge Road Newick East Sussex BN8 4QP</b></p> <p>Formation of an all weather riding arena for private use. It was agreed to make <b>no comment</b> on this planning application.</p>

Three members of the public left the meeting at 6.58 p.m.

**4.1 Approvals/Refusals etc.** – It was noted that the following applications had been **approved** by Lewes District Council:-

**LW/18/0226 32 Western Road** – Planning application for erection of link extension from existing house to garage and conversion of part of garage to utility room.

**LW/18/0257 7 Allington Place** – Planning application for ground floor side extension.

**4.2 Tree Works Applications** - It was noted that the Parish Council's Tree Officer had requested that no comment should be made in respect of **TW/18/0037/TPO 43 High Hurst Close** - T1 Lime reduce to ground level due to extensive areas of dead bark and decay in the trunk which will cause the tree to become unsafe.

**5. Review of Terms of Reference for Planning Committee** – copies of the Terms of Reference for the Planning Committee were circulated at the meeting and it was agreed to recommend that these should be approved with no amendment.

The Meeting Closed at 7.02 p.m.

**Signed:** ..... **Dated:**.....

The Clerk: Mrs SE Berry, 18 Newlands Park Way, Newick, BN8 4PG  
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