

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 12th March 2019 at 6.30 p.m.

Present: Councillors: I. Nesbitt (Chairman of this committee), J. Smerdon, M. Thew, and J. White

In Attendance Mrs SE Berry (Clerk)
One member of the public

An audio recording was made of the meeting

- 1. Apologies for Absence** – Apologies had been received from Cllrs. C. Armitage, M. Halsey & C. Wickens.
- 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.** There were no disclosures.
- 3. Questions or Statements by Members of the Public –**
Mr Lucas spoke in respect of agenda item 4 (Planning application LW/19/0129). He advised the committee that the whole of the proposed development site was outside the agreed planning boundary and that, when considered for inclusion in the Newick Neighbourhood Plan, it had been ranked 10th out of the 12 sites considered when results from the sustainability appraisal and public consultation had been combined. In view of this, Mr Lucas recommended that the committee should oppose the application.

4. Planning Applications

Newick
LW/19/0074
Case Officer
James Emery

Newick
LW/19/0121
LW/19/0122
Case Officer
James Emery

Newick
LW/19/0126
Case Officer:
James Emery

Newick
LW/19/0129
Case Officer
Matt Kitchener

5 Allington Crescent, Newick
Planning application for proposed single storey rear extension. It was agreed to make **no comment** on this planning application.

6 Church Road, Newick
Planning application and Listed Building Consent application for proposed single storey extension to the south side of the cottage, removal of existing carport and garage including timber fence, extension of drive and erection of timber framed garage, carport, and workshop with storage at loft space, internal alterations and improvements to the existing cottage including replacements of doors and windows, with associated landscaping works. It was agreed to make **no comment** on this planning application, however, in respect of the Listed Building Consent application it was agreed to ask Lewes District Council to ensure that, if approved, the proposed works should be closely monitored by the Conservation Officer.

104 Allington Road
Planning application for construction of new detached double garage. It was agreed to make **no comment** on this planning application.

104 Allington Road
Planning application for retention of existing dwelling and erection of 5 dwellings; creation of two new vehicle accesses and landscaping. It was agreed to **object** to this planning application on the following grounds:-

- 1) The site is outside the agreed planning boundary and is,

therefore, contrary to Lewes District Council's saved policy CT1

- 2) The site is not included in Newick's Neighbourhood Plan, adopted in July 2015, having been ranked 10th out of the 12 sites considered after public consultation and a sustainability appraisal had been carried out.
- 3) The proposed development would be contrary to Newick Neighbourhood Plan Policy HO1.6 'The construction of additional homes in the gardens of Newick's existing homes will not be supported'.
- 4) When consulted during the preparation of Newick's Neighbourhood Plan residents showed a clear preference for small homes suitable for young people starting out or older people downsizing. Paragraph 3.2 of the Neighbourhood Plan states that 'there is a general consensus that building homes with more than four bedrooms should be avoided'. Three of the five proposed new dwellings would be five-bedroom houses which would not address the local need for smaller homes.
- 5) The proposed construction of two vehicular access points on to a busy part of Allington Road near to the junction with the A272, in addition to those already serving Point House and The Ridings, would potentially create a hazard for road users.

Newick
LW/19/0164
Case Officer
Danielle Durham

92 Allington Road

Extension to house to create additional house and detached dwelling (net increase of 2 houses on the site).

It was agreed to **object** to this planning application on the following grounds:-

- 1) The proposed development is contrary to Newick's Neighbourhood Plan Policy HO1.6 'the construction of additional homes in the gardens of Newick's existing homes will not be supported'.
- 2) The proposal to construct two new dwellings, one attached to the existing semi-detached house and one detached, is considered to be an overdevelopment of the site.
- 3) The proposal for the detached house to be clad in weather boarding is considered to be contrary to Neighbourhood Plan Policies H01.1 and HO1.2 because it would not respect the local character of the surrounding area and the proposed materials would not blend in with the existing materials used to construct the majority of the nearby houses.
- 4) The proposed development would be contrary to Neighbourhood Plan policy HO1.5 which states that off-road parking spaces should be 'located inconspicuously towards the rear of the homes rather than in front of them'.

Newick
LW19/0155
Case Officer

8 High Hurst Close

First floor rear balcony – It was not possible to consider this application because documents were not available on the Lewes District Council website.

Road Closure

Road Closure Consultation – E. Dyer for Newick 10K. It was agreed to **support** the application made for part of Allington Road to be closed for 15 minutes on 25th August 2019 in order to facilitate the annual Will Page 10k race.

4.1 Approvals/Refusals etc. – There was nothing to report.

4.2 Tree Works Applications - There was nothing to report

The Meeting Closed at 6.55 p.m.

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

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