

NEWICK PARISH COUNCIL

MINUTES of the meeting of the Planning Committee of Newick Parish Council on Tuesday 9th November 2021, 7.00 p.m. at Newick Sports Pavilion, King George V Playing Field, Allington Road, Newick

Present: Councillors: C. Armitage, B Hodge (Chairman of this committee), A. Sippetts, M. Thew, & C. Wickens

In Attendance Mrs Emma Reece (Clerk)
2 members of the public
Cllr. Wrench was present as an observer

An audio recording was made of the meeting

- 1. Apologies for Absence** – Apologies had been received from Cllrs. V Marchant, B & T Whitlock
- 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 none
- 3. Questions or Statements by Members of the Public –**

Member of Pubic 1 (MOP1) spoke against application LW/21/0828, a statement being sent to LDC had been circulated in advance of the meeting. This included some images illustrating the visibility from Church Road. MOP1 stated their main objections are based on Conservation Officers own opinion of impact on adjacent listing building, unacceptable back land development and that the building should be smaller than listed building not equal size. MOP1 stated that the new application says is well screened, which it is not. They also stated that in their mind there was no debate over whether the proposed building is in the curtilage of number 4, as confirmed by conservation officer. They stated the proposed development towers over their own property and conflicts with neighbourhood plan. Access would produce conflict and the impact on number 6 is actually at the back of hedge and barely touches the border of No. 4. MOP1 stated it does cause loss of light and enjoyment of the property.

Member of Pubic 2 (MOP2) spoke against application LW/21/0828 stating;

“The proposed development is in the conservation area -why make it if it is to be ignored. If allowed it could lead to further development which would completely ruin this area of the village. Surely history is important as are open green spaces near to a busy main road. There used to be several trees on the plot as I think it was possibly part of an orchard at one time. There is one rowan and a small apple tree left. There is copious wildlife in the whole area of surrounding gardens.

The project will create unacceptable upheaval on the cul de sac leading to the building site. In the new application a great deal is made of the hammer head turning area and vehicles “ inappropriately parked “. I’m pretty sure that the photo of the vehicle used to demonstrate this is the vehicle used by the surveyor who took the photos in June 2020 for the previous application. I have been researching the term hammer head and it appears it should be an L or T shape. This is a dead end which stopped against the plot of land where the original builders site office was. It was properly fenced off by a previous owner of my house for more privacy. When we bought the house we contacted the building company who gave us permission to keep the area tidy which my husband did for 40 years. This was the situation until the plot came up for auction in December 2019 and was purchased by ourselves and the Monteiros.

In the new application the house has been reduced in height by 50cms and the fourth bedroom has been removed. It is still large, 2 storeys and out of place in the area of gardens and open land. Very little else has changed. It has been moved forward from the back of the site but will still affect no 6

Church Road and will be very obvious from our garden. If the application is passed the upheaval in this part of Oldaker Road will be very great. The Monteiros have completely changed the grade 2 listed 4 Church Road and had builders there for about 9 months. Each day there were at least 4 vans in Church road for the project. (This was mostly during the lockdowns of 2020 so would normally have caused a lot of problems to through traffic) A considerable amount of related vehicles came to the entrance in Oldaker Road - delivery of skips, collection by heavy lorries of the vast amount of soil dug out by the excavator which trundled backwards and forwards all day and of course the toilet provided for the builders which was cleaned out once a week. The gates were removed so there were sometimes random people wandering in and out and even using the toilet. On many occasions the road was covered in mud and has definitely deteriorated in the last year or so.

Presumably the drainage will go towards Church Road. The drainage system we are attached to sometimes blocks and has to be cleared.

Presumably the other services will be dealt with from this end. Recently we had 4 Open Reach vans solving a problem for one neighbour. They were here for a while and caused several problems for neighbours having access to their properties so it will be difficult with permanent building traffic which will obviously go on for a considerable length of time. The constant noise and pollution will affect the lives of all those in this area of the village.”

4. 4.1 Planning Applications (If plans available on LDC website)

LW/21/0828 was brought forward

LW/21/0828	Land To The Rear Of Oldaker Road	<p>Erection of 3-bedroom detached dwelling with associated access and on-site parking (resubmission of LW/20/0842)</p> <p>It was unanimously agreed to object to the application for the following reasons;</p> <p>The site is located within the curtilage of 4 Church Road, a Grade II listed property, it forms an integral part of the Conservation area and provides significantly to maintaining a distinct separation of open and green space behind the buildings fronting Church Road (within the conservation area), and the more modern buildings on Oldaker Road. Both buildings adjacent to the proposed house (numbers 4 and 6 Church Road) are Grade II listed, with the greater impact of the proposal being felt by the applicants neighbour at 6 due to the building being located very close to their property boundary.</p> <p>The vehicular entrance is largely unchanged from the previous application (LW/20/0842) which was one of the three main reasons permission was refused by the Planning Officer and The LDC Planning Committee on 19th August this year. The entrance is narrow at the road, has a sharp turn on entry and as it enters the site itself is again extremely narrow for the construction vehicles that will be required to use it. <i>This application contravenes Policy DM25 of the Lewes District Local Plan.</i></p> <p>The site itself is wholly located within one of two</p>
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		<p>Conservation Areas within Newick. The application contravenes the following Newick Neighbourhood Plan (NNP) policies - <i>EN1, EN2, Policy HO1.1, Policy HO1.6.</i></p> <p>The latest application is for a dwelling that is somewhat lower in height than previous applications, but it still remains larger than the Grade II listed building (4 Church Road) within which curtilage it falls. In fact the physical impact will be greater on the neighbouring house 6 Church Road than on the host property, as the proposed site is lies directly behind it. The building's location and size relative to nearby Listed buildings is contrary to NNP Policy EN1, and LDC Local Plan Policy DM25 and DM30, as stated in reason one of the refusal for the previous application.</p>
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Two members of the public left at 7.24pm

LW/21/0796	The Barn, Newick Hill	<p>Open fronted cart shed with storage area</p> <p>It was unanimously agreed to make no comment</p>
LW/21/0824	19 Woodbine Lane	<p>Two storey front extension, new front porch area</p> <p>It was unanimously agreed to make no comment</p>
LW/21/0828	Land To The Rear Of Oldaker Road	Erection of 3-bedroom detached dwelling with associated access and on-site parking (resubmission of LW/20/0842) – this was discussed earlier in the meeting.
LW/21/0830	77 Western Road	<p>Householder - Single storey side extension for Mr T Moon</p> <p>It was unanimously agreed to make no comment</p>

4.2 Approvals/Refusals etc – There were none.

4.3 To note Woods Fruit Farm appeal APPEAL/21/0004 and APPEAL/20/0017 have been dismissed – this was noted and the content of the refusal was discussed as being useful for future objections.

4.4 Tree works applications – There were none.

4.5 To discuss follow up to Maria Caulfield letter with LDC Chair of Planning – Cllr. Hodge reported that he wrote to District Councillor Stephen Gauntlet discussing what LDC planners are saying to Parish and Town Councils. Letter from Maria Caulfield with attachment said there should be no change to numbers. Legal meaning of NPPF phrasing was discussed. Cllr. Hodge questioned why LDC are still pursuing higher figures. It was agreed that the Clerk would circulate the letter that was sent to Stephen Gauntlet to the rest of the Planning Committee.

The Meeting Closed at 7.39 p.m.

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

The Clerk: Mrs E. Reece
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