

NEWICK PARISH COUNCIL

MINUTES of the meeting of the Planning Committee of Newick Parish Council on Tuesday 14th December 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, B Whitlock, T Whitlock & C. Wickens

In Attendance Mrs Emma Reece (Clerk)
Two members of the public

An audio recording was made of the meeting

1. **Apologies for Absence** – Apologies had been received from Cllrs. V Marchant. Cllrs. B and T Whitlock were running late and joined the meeting after the start.
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** – The two members of public that were present did not make a statement.
4. **4.1 Planning Applications** (If plans available on LDC website)

Cllrs. B and T Whitlock joined the meeting at 7.04pm

LW/21/0491 LW/21/0620	Former Stables Of The Old Rectory Church Road	<p>Conversion of existing toilet facilities to private changing space, extension to existing community hall including provision of disabled access facilities</p> <p>It was unanimously agreed to make no comment as this case is for those with specialist knowledge to consider.</p> <p><i>Two members of the public left the meeting at 7.08pm</i></p>
LW/21/0700	Land At The Telephone Exchange Goldbridge Road	<p>Erection of 36 dwellings (including 40 % affordable), access, landscaping and associated infrastructure (re-submission)</p> <p>It was noted that this application has already been commented on, but additional documents have been added (design and access statement) and as such Lewes District Council had agreed an extension to consultation to allow further comment.</p> <p>It was unanimously agreed to object further on following grounds summarised below;</p> <p>The NNP site area is correctly stated to be 1.23 hectares, It omits to mention that not all of that area is proposed for development in this current application. 7.5% of the overall site area has been omitted.</p> <p>The dwellings per hectare has been incorrectly calculated if the whole site is not being used.</p> <p>The uplift of 36 homes (versus 30 in the NNP) represents an uplift of 25% proportionate to the area of land used.</p>

		<p>It should be noted that both appeals for the adjacent Woods Fruit Farm have now been rejected by PINS on grounds relating to a need to maintain the character of the surrounding area. This is relevant when considering the urban nature of this development in the rural environment of Newick.</p> <p>The moving of the location of the flats is noted BUT they are still 3 storeys high at a height greater than 2 storeys. It cannot reasonably be argued that they are using roof space to achieve the 3rd storey and they remain non-compliant with NNP policy HO1.3</p> <p>There needs to be sensible co-ordination between the developers of this site and the adjacent Woods Fruit Farm site to ensure that safe and sensible access to Newick's village facilities by foot and bicycle can be achieved from both sites, this has bit been included in this application The footpath available is currently overgrown and unusable. If brought back into use how is access to be controlled, its condition maintained and paid for if it is to be a 'private' footpath? Twittens within Newick are not considered private use only.</p> <p>The housing mix currently proposed is poor with 71% being 1 bedroomed (10 of the 12 flats) as such they are clearly recognisable, contrary to current philosophy. NPC do not believe it to be a coincidence that the vast majority of this housing is contained in 2 blocks of flats that do not accord with the NNP in terms of need and that do not meet the design policy contained in HO1.3. The development is clearly intent of maximising profit over all else. There is an identified need within Newick for bungalows but none have been included in this application. Stair lifts etc have a useful function but are not appropriate or desirable in all circumstances.</p> <p>The height of these buildings clearly exceeds that of a 2 storey dwelling, even those that have exaggerated roof heights that can be seen on some of the buildings near to the flats. The statement of conformity with policy HO1.3 contained in para 6.46 is factually wrong. The wording used in para 6.45 regarding sub-divided larger buildings helps to confirm this. It is considered that the phrase "the material palette and style of the individual homes does not translate well to sub-divided buildings with a larger form" means it costs more to build! Para 6.46 states what NNP policy HO1.4 refers to regarding suitability to meet the need for the downsizing market but then ignores it further.</p> <p>The application does not comply with Policy HO1.5.</p> <p>This is a site that NPC have wanted to be developed for many years, we are however extremely disappointed with the quality of this application and remain absolutely adamant in its recommendation for refusal.</p>
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4.2 Approvals/Refusals etc –

The following were noted;

Reference Number: LW/21/0345 73 Church Road, Newick, East Sussex, BN8 4JZ,	Approved
Reference Number: LW/21/0346 73 Church Road, Newick, East Sussex, BN8 4JZ,	Approved

Reference Number: LW/21/0487 6 Church Road, Newick, East Sussex, BN8 4JU,	Refused
Reference Number: LW/21/0488 6 Church Road, Newick, East Sussex, BN8 4JU,	Refused
Reference Number: LW/21/0824 19 Woodbine Lane, Newick, East Sussex, BN8 4LH,	Approved
Reference Number: LW/21/0830 77 Western Road, Newick, East Sussex, BN8 4NX,	Approved

4.3 Tree works applications – There were none.

4.4 To note letter sent to Leigh Palmer Head of Planning on 2nd December 2021 – this was noted and his reply extended the consultation date for application LW/21/0700 to 24th December 2021.

The Meeting Closed at 7.46 p.m.

Signed: **Dated:**

The Clerk: Mrs E. Reece
 Tel. 07521511643 Email newickpc@newick.net

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