

**MINUTES OF AN ORDINARY MEETING OF THE
ABOVE COMMITTEE
HELD ON WEDNESDAY 20th August
IN THE PARISH COUNCIL OFFICE STARTING AT 5.30PM**

P52/25 To Record those Present and list any Apologies

Those Present, Councillors: N Fursdon – Chairman, L Cronin, S Instance, and G Worthy; Also present was the Proper Officer (PO)

Apologies were received from D Haining, and J Tritton, both accepted

P53/25 To Declare any Disclosable Pecuniary Interests (DPI), Other Significant Interests (OSI's) or a Voluntary interest relating to items on the agenda.

There were none declared

P54/25 Minutes

a) To note, agree and sign the following:

Draft Minutes of the committee meeting held on 21st May

Having been previously circulated these were agreed and signed.

b) Draft minutes not signed previously

To save time during the meeting, these were agreed to be signed by the Chairman the following day.

(post meeting note, this has now been carried out)

P55/25 To note the decisions made by the DC

These were noted;

P56/25 To note the following applications and agree any comments

See the attached for comments, these will be sent to the planning department.

(Post meeting note, these have been sent)

P57/25 To consider the issues regarding section 106 and CIL

A debate on a draft letter produced by Cllr Instance took place. It would appear that Sellindge is listed as a 'zero zone' for CIL, meaning that the parish would lose an amount of money each time a development was agreed. This had been raised by a member of the public at the Council meeting, the week before the Committee took place. With some slight alterations the letter was agreed and will be sent to the planning department.

(Post meeting note, this has been sent)

P58/25 Date of the next meeting is 17th September

The date was noted.

P59/25 Close of meeting

The meeting closed at 7.30pm.

Appendix

DECISIONS

25/0975/FH	76 Swan Lane	Two storey front, rear and side extension with addition of two front and rear dormers. Granted
23/1324/FH	Land Rear of Grove Park	Hybrid Application, comprising full planning application for Phase 2 of Grove Park, comprising 124 homes (including affordable) with associated access, parking, and landscaping together with outline details of 24 24 self/custom build plots (phase 1b) for which future Reserved Matters for details of Layout, Scale, Appearance and Landscaping will be sought for each self/custom build dwelling. Granted

APPLICATIONS

25/1183/FH	Land Adjoining Brookland Cottage, Stone Hill, Sellindge	New hay barn & retrospective application for the change of use of land from agricultural to equine use with stable block & associated hardstanding. Objection
25/1267/FH	Moorstock House, Moorstock Lane,	Retention of existing uPVC windows to the property. Supported
25/1270/FH	Moorstock House, Moorstock Lane,	Listed Building Consent for the retention of existing uPVC windows to the property. Supported
25/1394/FH	Land Adjoining The Mount, Barrow Hill, Sellindge	Erection of 17 residential dwellings Comments sent
25/1428/FH/NMA	Land Rear of Rhodes House	Non Material Amendment to planning permission 23/1324/FH Condition 5 (approved plans) to allow for revisions to the phasing plan

Agreed comments

1. Planning application 25/1183 Land adjoining Brooklands

This planning application was considered at the planning committee on Wednesday 20th August The council object to this application

Having looked at the plans and some of the comments made, rather than reiterate contents, the PC would strongly object to the application.

The PC would like to:

1. Fully support those observations and comments made by Mr Fittall in his submission
2. Highlight that the highways response is asking for further information on the turning in to the entrance quoting'*should be submitted to ensure they are able to utilise the existing access without overrun of any verges causing debris to be dragged onto the highway. This should only utilise land within the red line boundary plan submitted, under control of the applicant.*'

It should be noted that there is no land at the entrance that is under the applicants control. It is understood by Members, the entrance is owned by Mr Fittall and that the access to the field is by permission only for light agriculture, on an occasional basis.

3. The Council would also like to remind planning officers that an email had been sent to the District Council, highlighting work that was being carried out prior to any applications being sent in. This included the laying of cables, the hard standing and the planting of trees. Considering the idea is to keep a horse/horses not a good idea.
4. Plus the land is in the countryside away from village facilities, which is contrary to current thinking.

2. **25/1267 and 25/1270 Moorstock House**

The majority of the windows were installed prior to the listing of the building, therefore would support the applications for them to remain. There are no further comments made.

3. **25/1394 Land Rear of Rhodes House**

Erection of 17 dwellings.

The PC are aware there has already been an application agreed for this site.

Notwithstanding the comments by the highways authority, on a number of issues, the layout appears to be slightly improved in that it has a buffer zone to the front of the site, thereby protecting the dwellings opposite from being over looked.

It is hoped that if officers are minded to approve the applications, it is only after the issues surrounding the lack of parking for the larger houses and allowing space for some visitor parking to prevent vehicles being parked on the A20 main road.