



**Planning Meeting of the Parish
Council to be held in the Village
Hall, Northiam
at 7.00pm, Tuesday 30th November
2021**

Members of the Public and Press are welcome and encouraged to attend. The first 15 minutes of the meeting are set aside for questions from members of the public.

MINUTES

1) APOLOGIES FOR ABSENCE: None were received.

2) ATTENDEES: All councillors were present. Meeting chaired by Cllr Tony Biggs, Vice-Chair

3) DECLARATIONS OF INTEREST

Cllrs Farmer & Streatfeild declared a personal interest in Item 4.12 as their personal properties adjoin the land in question.

4) PLANNING APPLICATIONS:

4.1 RR/2021/2516/FN -The Oak House - Land at, Beckley Road, Northiam TN31 6JB

Proposal: Application to determine if prior approval is required for the erection of an agricultural pole barn.

Motion carried - all councillors were in favour of this application.

4.2 RR/2021/2467/P - Torphin, Station Road, Northiam TN31 6QL

Proposal: New outbuilding to provide ancillary accommodation/annexe for disabled relative (retrospective)

Comments: Cllr Farmer explained that this is a new application from a property that is currently subject to an appeal process for the same proposal. No appeal documents have been submitted for the mid-December deadline. Cllr Biggs stated that he had objected previously, and would do so again.

Motion proposed to object to this application on the grounds that it is subject to an ongoing appeal process - all members agreed to this objection.

4.3 RR/2021/2353/O - Gardenscape Yard, Land near Bodiam Boating Station, Rye Road, TN31 6FE

Proposal: Lawful development certificate for the proposed erection of an industrial building

Comments: Cllr Farmer felt that more information was required regarding the use of this additional industrial building and if Highways had considered the implications of potential extra traffic, particularly heavy-goods vehicles.

Motion to make a General Comment posing the question of usage and additional traffic was proposed – all members were in favour of this proposal.

4.4 RR/2021/2457/P - Wellington Cottages, Ewhurst Lane, Northiam TN31 6PA

Proposal: Replace aluminium roller doors to garage with new window and brickwork to match existing

Motion carried - all were in favour of this application.

4.5 RR/2021/2232/P - Rother Valley Caravan & Camping Park, Station Road, Northiam TN31 6QT

Proposal: Siting of 1no. additional static caravan for warden/staff accommodation

Motion carried – all members were in favour of this application.

4.6 RR/2021/2157/P - Half Acre, Station Road, Northiam TN31 6QL

Proposal: Replacement of rear single storey section to form open plan kitchen, living space and bathroom

Status: Permission granted 12/11/21

4.7 RR/2021/2109/T - Oak Tree Lodge, Dixter Lane, Northiam, TN31 6PR

Proposal: Oak Tree (T1) - reduce crown by approximately 20%, thin crown by approximately 5% and remove lowest limb overhanging neighbouring property.

Motion carried – all members were in favour of this application.

4.8 RR/2021/2099/P - Bekenfield, Dixter Road, Northiam TN31 6PP

Proposal: Formation of habitable bedrooms and shower room in part of attic space of existing roof.

Motion carried – all members were in favour of this application.

4.9 RR/2021/2002/P - 1 Cedar Close, Northiam TN31 6PL

Proposal: Remove existing canopy and replace with oak framed porch to the front of the dwelling.

Comments: Currently the only objection is that the dimensions of the current design are rather large proportionally. However, if Rother Planning are minded to grant permission, perhaps they would consider making it conditional on a reduction in size.

Motion to make a General Comment regarding the current size of the design was proposed – all members were in favour of this proposal.

4.10 **RR/2021/2278/P** – Dixter Farm, Dixter Lane, Northiam TN31 6DB

Partial recladding and provision of additional staff facilities including wood burning stove.

Motion carried – all councillors were in favour of this application.

4.11 **RR/2021/1978/P** - Copley, Station Road, Northiam TN31 6QL

Detached double garage **Status: Permission granted with conditions 18/11/21**

4.12 **RR/2019/2738/P** – The Paddock, Northiam TN31 6QF

Status: Approved 8/11/21

Comments: Cllr Biggs re-capped on Westfield's position on Optivo and how they are taking them to task due to the fact the Optivo ignored the 106 agreement between Westfield PC and RDC concerning the agreed housing mix of 40% affordable. Optivo took charge of the site and altered the 106 agreement - with blessing of RDC - to turn the whole site into 100% affordable housing with no consultation to the general public or Westfield Parish Council who had signed the original 106.

At the planning meeting on 12/11/20 the planning committee delegated the decision notice to the planning officer. The planning committee relied almost entirely on the 'Feasibility Study' presented by, the then applicant, who stated that they were not able to provide 40% housing as this would not allow to them make enough profit, so they offered 11%. In practice this means 4 flats within the development instead of 12.

The 'Feasibility Study' should - according to the Town & Country Planning Act (2264) 2009 - legally have been in the public domain for consultation for 28 days. It was in fact only available for 6 days prior to the officer writing his report for the planning committee meeting. The decision notice for this application was issued on 8th December 2021.

The 106 Agreement was issued on 18th October 2021 and pertains to all the conditions of the previous applicant even though they no longer own the site.

The local MP, Huw Merriman, is most concerned about the possibility of Optivo trying to do at The Paddock development what that are doing at Westfield with regard to making the whole site 100% affordable. Especially as NPC's long-term plan is to provide affordable housing for the village through a small exception site development as Icklesham Parish Council have done.

Cllr Biggs asked the Clerk to write to Rother's Planning Department on behalf of NPC stating the above points and copying the letter to County & District Councillors and Huw Merriman, MP.

All members were in favour of the proposal (the two councillors who withdrew due to personal interest abstained from voting).

Meeting closed 7.30pm

