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The minutes of the **PLANNING, HIGHWAYS AND LICENSING COMMITTEE**

Held on **Monday 19th August 2024 at 7.00 pm**

At Willingdon Community Hub Library, Coppice Avenue, Willingdon.

Present: Cllrs Fran Pritchett (FP) (Chair), Sally Morris (SM), Ian Nisbet (IN), John Pritchett BEM (JP), Andy Watkins (AW), Ben Clennell (BC), Ruth Sheppard (RS)

In Attendance: Mary Hammill (MH) – Administration Officer

<u>Item</u>	<u>Subject</u>	<u>Action By</u>
P24/108	<u>Apologies, Councillors not present and notifications of substitutes</u> Apologies were received from Cllr J Gleeson who was away. Apologies were received from Cllr H Coote who was not well. These apologies were NOTED and ACCEPTED .	
P24/109	<u>The minutes from the meeting held on Monday 29th July 2024</u> RESOLVED: To accept the minutes of Monday 29 th July 2024 as an accurate and true record, and these were signed by Cllr F Pritchett.	
P24/110	<u>Declaration of interest</u> There were no declarations of interest.	
P24/111	<u>Public Question Time</u> There was one member of the public present. <i>*7.02pm Cllr F Pritchett suspended standing orders and invited a member of the public to speak as he was in attendance regarding WD/2024/1694/F*.</i>	
P24/112	<u>Planning applications</u> WD/2024/1694/F – 5 The Freshway, Lower Willingdon, BN22 0TD Erection of cleft and rail style fencing to front and side of property and plant hedgerow behind erected fence. The owner of 5 The Freshway stated that he was present as he wished to see how his planning application was progressing. He said he has a new next-door neighbour who has a vested interest as he may also wish to consider the erection of cleft and rail style fencing. He said he had chosen fencing which had been recommended in the Wealden Design Guide.	

He said this would be in keeping with other properties in the area and more in line with Wealden's traditional style fencing as opposed to feather edge fencing. He said he did not want to enclose the area entirely and he would like to use traditional chestnut from a local source to give a little bit more privacy whilst still retaining the open and airy feel.

He said that he would like to plant a laurel hedge behind the fence and his intention is to keep it well maintained to a manageable height as outlined in the Wealden Design Guide. He is looking to keep it to the height of the fence which is just over 1.2m in total. He said his reasoning behind it is to stop people just wandering randomly into his front garden thereby offering some level of security.

He said he had read the Wealden Design guide to the letter and had factored in the general area and the environmental impact as he would like to encourage a bit of wildlife as well. He said whatever the outcome he would like to make it look more pleasant.

Cllr F Pritchett thanked the member of the public for attending.

****Cllr F Pritchett reinstated standing orders at 7.15 pm*.***

The Members **AGREED to OBJECT** to this application for the following reasons:

It will set a precedent for other homeowners to do the same.

Out of keeping with the openness of the neighbourhood which forms part of the original landscaping scheme for the open plan estate.

The open plan effect and airy feel on the estate should stay as it was planned to be.

Residents know when they buy properties in this area that it is an open plan estate, and their deeds will clearly state what they can and cannot do.

Planting a hedge behind the fencing will completely negate the benefits of having a cleft and rail style fence.

P24/113 **Planning Decisions**

Plan Number	Address	Decision	Comments
WD/2024/1291/F	6 Paddock Gardens, Polegate, BN26 5PW	Approved	Objected

This was **NOTED**.

P24/114 **Planning Enforcements**

There were **NONE**.

P24/115 **Urgent Items – for noting or referral to next agenda for Full Council or appropriate committee/sub-committee.**

Uncut hedge at Eastbourne Road/Church Street

The issue of the uncut hedge at Eastbourne Road/Church Street was raised. ESCC Highways previously reported they had decided that the hedge did not need cutting despite it being very overgrown and making the cycle path impossible to cycle along due to brambles. On 29 July 2024 NW confirmed she was disputing this and asked for an urgent meeting with a steward to view the hedge together. This is now an urgent road safety issue as the hedge poses a very serious dangerous risk in that it is extremely overgrown and encroaching onto the cycle lane.

MH will raise this matter with NW on her return to the office to follow up/write a letter stating that this hedge is becoming exceedingly dangerous to cyclists.

**MH/
NW**

C40 Jevington Road

Cllr B Clennell reported there have been terrible problems with coaches coming through the C40 resulting in long holdups for residents. He said the number of coaches coming through the road is totally ridiculous. In the circumstances, he would like to convene a meeting when NW is back. He would like to propose that the PSV vehicles which go up the C40 are limited in size and the maximum size vehicle should be the Cuckmere community bus which is a 20-seater rather than the huge coaches that use the road. There is a weight restriction for the C40, but coaches are allowed along this road as they are deemed exempt as a PSV (public service vehicle).

MH will raise this matter with NW on her return to the office to follow up/write a letter proposing that PSV vehicles on the C40 are limited in size.

**MH/
NW**

Hindsland

Cllr F Pritchett reported that Ged at Vistry is very happy and willing to field any questions and problems the PC have through the Large Development Sub-Committee.

The approved application was for 180 houses and 63 social so there is 117 market housing. What needs to be established is whether Leaf Living, a registered housing provider for Wealden, have bought all the market housing as well as the social housing. Leaf Living have stated they agree with all of Wealden's policies which is that local people will get first choice, and a percentage will get second choice, and they must keep to that. What needs to be considered as part of the planning process is whether the whole of the Hindsland estate will be social housing.

Leaf Living have provided housing in Crowborough. It was suggested the Clerk at Crowborough be contacted to enquire as to what has been happening and who is keeping in touch with them.

MH will raise this with NW upon her return to the office and contact the Clerk at Crowborough.

**MH/
NW**

What needs to be clear is the decision on the CIL monies if all Hindsland will be social housing. It was suggested that Wealden be contacted about this as there has been a lot of discussion on social media and elsewhere about who is going to be building/living/buying the land/houses on Hindsland and Mornings Mill.

MH will raise this with NW on her return to the office and contact Wealden for clarification.

**MH/
NW**

If Wealden confirm the rumours to be true it was suggested that the PC asks for someone from the Wealden Housing Department to talk to them about it.

Cllr S Morris said she received a reply from James MacCleary (local MP) regarding the Medical Centre. He reported that he had spoken with the leadership of Wealden District Council to discuss the way forward and he is also engaging directly with the local NHS on this subject. He is happy to engage with the PC as the issue progresses and will try to keep everyone informed.

Cllr F Pritchett said originally they had been told a long time ago land had been set aside for the Medical Centre both on the Hindsland site and on the Mornings Mill site and whoever came to build it first that is where it would be.

It was suggested that James MacCleary be invited to attend a Full Council Meeting at Trinity Church. This could be advertised on the various Parish noticeboards so everyone will know.

