

DRAFT Minutes of the Meeting of Arlington Parish Council held on 9<sup>th</sup> August 2018 at 7.30pm in Upper Dicker Village Hall

Present: Cllr M Garner (Chairman), J Parsons, P Stenning, N Kinghorn and J Sellers.

In Attendance: There were three members of the public present. No District Councillors were present.

#### 49. PUBLIC SESSION:

Mrs Roberts raised her objections to planning applications WD/2018/1265/F and WD/2018/1345/F. She said on behalf of herself and other local residents;

- Both of these applications on plots next to one another are an over development in a confined area relying on access down a narrow, unmade and unadopted lane.
- There currently exists a flooding problem on this unmade lane during heavy rainfall due to the lack of drainage and this would be further exacerbated by run-off from additional development.
- The two planned developments taken together show parking allocation for eight/nine additional vehicles resulting in a large daily increase of vehicle movements.
- Planning application WD/2018/1345/F is shown with inaccurate measurements on the Block Plan and Architect drawings with the proposed dwelling in very close proximity to the neighbouring churchyard to the north and with the potential of disturbing consecrated ground during any approved construction.
- Both these applications will result in a loss of privacy for existing residents should they be approved.

Mrs Hobden also raised her objections on behalf of herself and local residents to planning applications WD/2018/1265/F and WD/2018/1345/F. She said;

- These two applications are an overdevelopment in a small area that would result in an increase in vehicle movements down a very narrow lane.

- At present, any delivery lorries that come to the existing properties drive down the lane and then have to reverse back out onto Coldharbour Road as there is nowhere to turn around.
- There is an existing flooding problem during heavy rainfall due to the lack of drainage.
- The stables to the rear of Henties (WD/2018/1345/F) were never a commercial concern and were only used as storage or the occasional stabling of one horse.

#### 50. APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillors V Radtke and J Robinson-Sivyer and were accepted by the Full Council.

#### 51. DECLARATIONS OF INTEREST AND CHANGES TO THE REGISTER OF INTERESTS,

Councillor J Parsons has stood down as Chairman and Committee Member of Upper Dicker Village Hall.

#### 52. MINUTES OF THE FULL COUNCIL MEETING HELD ON 19<sup>th</sup> JULY 2018.

The minutes of the Full Council Meeting held on 19<sup>th</sup> July 2018 were read, approved and signed by the Chairman as a true and accurate record of the meeting.

#### 53.

##### a. Planning Applications:

WD/2018/1265/F – The Paddock Adjacent to Oakwood, Coldharbour Road, Upper Dicker, BN27 3QF – Two detached dwellings and associated parking and turning – an alternative scheme to the one already approved under WD/2016/2070/F – After much discussion Arlington Parish Council, reluctantly, resolved to support the application but made the following observations;

- Access for emergency services is restricted with no apparent provision for a Fire Appliance to reach properties at the end of the narrow lane, turn around and exit back onto Coldharbour Road.
- Access is via a narrow and unmade lane, and the provision of six allocated parking spaces, plus service vehicles, plus visitors will result in a higher volume of vehicle movements requiring access onto and off of Coldharbour Road across a pedestrian pavement with already hazardous and restricted vision both east and west

due to legally parked residents cars parked on the road from Holy Trinity Church eastwards to Old School House.

- Should WDC Planning Dept resolve to approve the application, Arlington Parish Council respectfully request that a condition is attached requiring the developer to fully address the resurfacing of the lane and provide suitable drainage for water run-off resulting from the development which will exacerbate an already existing problem of flooding during periods of heavy or prolonged rainfall.
- Arlington Parish Council also request that the developer rigorously adhere to the Arboricultural Implication Assessment and conclusions Report for proposed Two House Development at 'The Paddock, Coldharbour Road, Upper Dicker BN27 3QF' prepared by Tim Laddiman BSc. (Hons) M.I.C.For.A of Broad Oak Tree Consultants Limited on 16<sup>th</sup> July 2018.
- Arlington Parish Council believe that the previously approved application WD/2016/2070/F would provide more appropriate housing in this location i.e. Starter Homes or those wishing to downsize to smaller properties.
- In the event that WDC Planning Department resolve to approve the application, Arlington Parish Council respectfully request that a condition is attached for contractors to work in harmony with existing residents who require access down this narrow lane.

WD/2018/1345/F – Stables to the rear of Henties, Coldharbour Road, Upper Dicker – Demolition of existing stables. New two bedroom bungalow with off road parking – After much discussion Arlington Parish Council, reluctantly, resolved to support the application but made the following observations;

- Access for emergency services is restricted with no apparent provision for a Fire Appliance to reach properties at the end of the narrow lane, turn around and exit back onto Coldharbour Road.
- Access is via a narrow and unmade lane, and the provision of two allocated parking spaces, plus service vehicles, plus visitors will result in a higher volume of vehicle movements requiring access onto and off of Coldharbour Road across a pedestrian pavement with already hazardous and restricted vision both east and west due to legally parked residents cars parked on the road from Holy Trinity Church eastwards to Old School House.
- Should WDC Planning Dept resolve to approve the application, Arlington Parish Council respectfully request that a condition is attached requiring the developer to fully address the resurfacing of

the lane and provide suitable drainage for water run-off resulting from the development which will exacerbate an already existing problem of flooding during periods of heavy or prolonged rainfall.

- In the event that WDC Planning Department resolve to approve the application, Arlington Parish Council respectfully request that a condition is attached for contractors to work in harmony with existing residents who require access.

WD/2018/1561/F – Henties, Coldharbour Road, Upper Dicker, BN27 3QF – Removal of existing wall and hedgerow to the boundary at the Front of the property and construction of New Wall to front boundary and side boundary – Arlington Parish Council resolved by majority to object to this application (four objections and one abstention) for the following reasons.

- The height of the wall and low railing at the north end of the side boundary and the front boundary are shown as 2100mm (c.6'9") in height, in addition, the north end of the wall on the side boundary and east end of the wall on the front boundary are shown on plan to be forward of the building line. These two points together would dangerously impair visibility for vehicles exiting the lane across the pedestrian pavement onto Coldharbour Road.
- There appears to be no provision of a collection area for general, recycling, and garden waste bins.
- The design does not reflect that of walls of similar neighbouring period properties.
- In the event that WDC Planning Department resolve to approve the application, Arlington Parish Council respectfully request that a condition is attached for contractors to work in harmony with existing residents who require access via the very narrow entrance to this lane.

b. The following application has been approved by Wealden District Council;

WD/2018/1473/F – Resubmission of WD/2017/0340/F for the siting of three temporary agricultural workers' dwellings for a period of 5 years together with an agricultural barn with PV array and alterations to existing highway access to provide three affordable smallholdings to new entrants to Ecological Agriculture. Field to the south of Copyhold Cottages, formally part of Wilbees Farm, Arlington, Hailsham, BN26 6RU

54. DATE OF NEXT MEETING: The next meeting will be the Full Council Meeting which will take place on Thursday 20<sup>th</sup> September 2018 at 7.30pm at Arlington Village Hall.