

Berwick Parish Council

Minutes of the Full Council Meeting of Berwick Parish Council held at the Berwick Village Hall on 12th September 2017 at 8:15pm

36. Present

Cllrs Beryl Smith (Chairman), Chris Bird, S Carnie and K Winter.

Alison Stevens (Clerk) and fourteen members of the public were also in attendance.

37. Apologies for absence

Apologies for absence were received from Councillor V Burrough and were accepted by those present.

The meeting was then suspended.

38. Reports from County Councillor

There was no report from the County Councillor on this occasion.

39. Report from the District Councillor

There was no report from the District Councillor on this occasion.

40. Public Question Time

Residents raised their objections to Planning Application WD/2017/1882/F – Berwick Stores, Station Road, Berwick, BN26 6TA – Proposed replacement extension to rear and side elevations and conversion of roof space to provide three additional flats.

They said this application is very similar to WD/2017/0347/F which was refused by the Planning Committee for the following reasons;

'The proposed extension for the purposes of the erection of three new dwellings on the site would, by reason of its form, siting, layout, design and proximity to the adjoining dwellings, represent an unacceptable over-development of this physically constrained site, leading to a visually overbearing and cramped form of development with unsatisfactory building relationships with the surrounding properties and undue prominence within the street scene. Therefore, representing an unacceptable impact on the street scene, character of the area and amenity of the neighbouring properties and whilst the Council cannot presently show a 5 years supply of housing land, the disadvantages of the scheme would significantly outweigh the advantages in the planning balance, and refusal of planning permission is justified, having regard to saved policy EN27 of the Wealden Local Plan 1998'.

They said this application also does nothing to address their previous objections;

- 1: The flats will overlook existing properties. There may be obscure glass in the windows but the windows can still be opened.
- 2: The new development exceeds the existing footprint and will overshadow the neighbouring properties.

Initial _____

Berwick Parish Council

- 3: The 6th and 7th car parking places have no turning space.
- 4: There will still be an 80% loss of light to neighbouring properties.
- 5: There is not enough parking to service 5 x 2 bedroom flats nor is there any parking provision for delivery lorries or visitors. Cars are therefore likely to park in Station Road. The parking calculator for BN26 is general tool which and does not take into account the specific layout and traffic flow issues in Berwick.
- 6: There are two water wells on site which are surrounded by buildings.
- 7: There is not enough drainage capacity and there is concern that this could cause a flood risk.
- 8: Bin storage is likely to be a health hazard. There will be at ten black bins and five brown bins and these will be stored by a resident's kitchen and upstairs window.
- 9: The proposed development is out of keeping with the neighbouring properties and looks unsightly.
- 10: There will be an increase in noise levels particularly in the evenings and at weekends.
- 11: The development is excessive, poorly thought out and will adversely affect the value of neighbouring properties.
- 12: The Communal Access must breach Fire Safety Regulations because the ramp has been removed and even if it was reinstated it could easily be blocked by cars leaving no access in the event of a fire.
- 13: Access is onto an already busy road where figures show vehicle movements have increased by at least a third, from 3429 to 4579, since 2003. It was also noted that the latter figure was taken in the school holidays and does not allow for Bede's School traffic.
- 14: The garage was given permission in December 2001 (WD/01/1661/F) and permission is no longer 'active'. The garage was never built. It is therefore not a 'small change'.
- 15: This application completely disregards the views of residents, Parish Councillors and the Planning Committee. It is requested that the application is also referred to Planning Committee South and not decided by Officers alone.

There were no other questions from the members of the public.

The meeting was then re-opened.

41. Minutes of the Parish Council Meeting held on the 27th July 2017 (previously distributed) and Clerk's Report on any Matters Arising from those Minutes.

The Minutes of the Full Council Meetings held on 27th July 2017 were read, confirmed as a true and accurate record and signed by the Chairman.

42. Clerk's Report on Matters' Arising from those Minutes.

The Clerk reported that Firlie Estates have been to look at the hedging at the front of their property which is next to the Village Hall and will remove the hedging and expose the fence which should improve visibility for those using the hall.

43. Planning Applications

Councillors considered the following planning application;

Initial _____

Berwick Parish Council

WD/2017/1882/F – Berwick Stores, Station Road, Berwick, BN26 6TA – Proposed replacement extension to rear and side elevations and conversion of roof space to provide three additional flats – Berwick Parish Council still objects to this application on the strongest possible terms because;

- 1: This application is very similar to WD/2017/0347/F which despite the Planning Officer's recommendation for approval was refused by the Planning Committee because 'The proposed extension for the purposes of the erection of three new dwellings on the site would, by reason of its form, siting, layout, design and proximity to the adjoining dwellings, represent an unacceptable over-development of this physically constrained site, leading to a visually overbearing and cramped form of development with unsatisfactory building relationships with the surrounding properties and undue prominence within the street scene. Therefore, representing an unacceptable impact on the street scene, character of the area and amenity of the neighbouring properties and whilst the Council cannot presently show a 5 years supply of housing land, the disadvantages of the scheme would significantly outweigh the advantages in the planning balance, and refusal of planning permission is justified, having regard to saved policy EN27 of the Wealden Local Plan 1998'.
- 2: The flats will overlook existing properties. There may be obscure glass in the windows but the windows can still be opened.
- 3: Whilst the roof height has been reduced, the new development exceeds the existing footprint and will overshadow neighbouring properties.
- 4: The 6th and 7th parking places have no turning space.
- 5: There will be an 80% loss of light to neighbouring properties.
- 6: There is not enough parking to service 5 x 2 bedroom flats nor is there any parking provision for delivery lorries or visitors. Cars are therefore likely to park in Station Road. The parking calculator for BN26 is a general tool which does not take into account the specific layout and traffic flow issues in Berwick.
- 7: There are two water wells on site which are surrounded by buildings.
- 8: There is not enough drainage capacity and there is concern that this could cause a flood risk.
- 9: Bin storage is likely to be a health hazard. There will be ten black bins and five brown bins and these will be stored by a resident's kitchen and upstairs window.
- 10: The proposed development is out of keeping with the neighbouring properties and looks unsightly.
- 11: There will be an increase in noise levels particularly in the evenings and at weekends.
- 12: The development is excessive, poorly thought out and will adversely affect the value of neighbouring properties.
- 13: The Communal Access must breach Fire Safety Regulations because the ramp has

Initial _____

Berwick Parish Council

been removed and even if it was reinstated it could easily be blocked by cars leaving no access in the event of a fire.

- 14: Access is onto an already busy road where figures show vehicle movements have increased by at least a third, from 3429 to 4579, since 2003. It was also noted that the latter figure was taken in the school holidays and does not allow for Bede's School traffic.
- 15: The garage was given permission in December 2001 (WD/01/1661/F) and permission is therefore no longer 'active'. The garage was never built. It is therefore not a 'small change'.

Berwick Parish Council endorses the comments made by Planning Committee South and feels this application completely disregards the views of residents, Parish Councillors and the Planning Committee. It is requested that the application is also referred to Planning Committee South and not decided by Officers alone.

44. Reports from Parish Councillors

i: Berwick Playing Field – At Lord Lloyd's request, Councillor Winter agreed to carry out a site visit to look at the tree works he carried out. Councillor Winter will report back to the next meeting. The trees bordering the playing field are owned by Lord Lloyd and needed cutting back because they were encroaching onto the football pitch.

ii: Highways and Transport Matters – The Parish Council understands ESCC Highways have found the culvert is collapsing under the road by Crossways. The culvert is expected to be repaired soon.

45. Reports from Outside Bodies

i: Village Hall Committee – The new heaters are being installed on the 13th, 14th and 15th September. The Parish Council will release the Solar Farm Money upon receipt of the invoice.

ii: Cuckmere Community Bus – More drivers are needed because routes are having to be cancelled.

iii: Tree Warden – There was nothing new to report on this occasion.

iv: Cuckmere Community Flood Forum – There was nothing new to report on this occasion.

46. Finance

i: Approval of payments and receipts – Councillors approved the following payments;

101021	A Stevens – Wages - August	£ 314.59
101022	ESCC Pension Contributions	£ 300.66
101023	A Stevens – Wages - September	£ 314.59
101024	Village Hall – Solar Farm Money	£8500.00

Initial _____

Berwick Parish Council

ii: Approval of Year End Account and Accounts to 31st August 2017 - Councillors resolved to approve the accounts to 31st August 2017.

47. Berwick Recreation Ground

i: Ownership sign – the sign has been made and is expected to be fitted on the 13th September.

ii: Hedge cutting at each end of the Recreation Ground – Councillors resolved to accept the quote from Chaffins, quote number 16572.

48. Highways Updates

i: Path at Bodkins – The hole in the footpath has opened up for a third time. The Clerk will ask Highways to repair it again.

ii: Grass cutting at Old Leylands Barn – The Highways Steward inspected the verge and agreed the vegetation needs cutting back. A hedge cutting notice was sent out to the owner and work is expected to take place later this month.

49. Questions from Parish Councillors

Councillor Winter asked if there was any way cyclists can be encouraged to use the Berwick Way. The Clerk will see if Highways has any suitable signage.

Councillor Carnie asked if the Parish Council decided to set up a Speedwatch Team at the last meeting. It was said that the previous Speedwatch Team was disbanded because there was a lack of volunteers. Councillors asked the Clerk to put an article in the Parish News to see if anyone is interested in forming a team now.

Councillors agreed this years' Flower Show was particularly impressive and would like to officially thank the organisers.

There was no further business and this meeting closed at 9.30pm

Signed: _____
Chairman

Date: _____

Initial _____