

Berwick Parish Council

Minutes of the Full Council Meeting of Berwick Parish Council held at the Berwick Village Hall on 18th October 2017 at 6:30pm

50. Present

Cllrs Beryl Smith (Chairman), K Winter and C Bird.

County Councillor N Bennett, Alison Stevens (Clerk) and nine members of the public were also in attendance.

51. Apologies for absence

Apologies for absence were received from Councillors V Burrough and S Carnie and were accepted by those present.

52. Declarations of Interests

There were no declarations of interests nor were there any changes to the Register of Interests.

The meeting was then suspended.

53. 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 – Amended Plans received to show the amendments to the design of the building plans dated 11th October 2017.

This application is still very similar to WD/2017/0347/F which was refused by the Planning Committee. Residents said;

- They do not understand how the Plans can be based on permission given for an application for the garage (WD/01/1661/F) dating back to 2001 which has now expired, was superseded (WD/2002/0805) which has now also expired and has never been renewed or had work started on it. The situation has changed enormously since then as the houses at the rear of Berwick Stores (Meadow View) had not been built at that time. Permission for these was granted in 2005. The footage is based on that garage area.
- The flats will still overlook existing properties. There may be obscure glass in the windows but the windows can still be opened.
- The new development exceeds the existing footprint and will overshadow the neighbouring properties. It is now even closer to 2 Meadow View.
- The 6th and 7th car parking places have no turning space.
- There will be a 20% loss of light to neighbouring properties (not 80% as previously reported).
- 5 flats is an overdevelopment. This proposal is poorly thought out and will affect the value of the neighbouring properties.
- None of the previous concerns have been addressed.

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- There is no mention of where the water will drain away to.
- The block plan still includes land owned by 1 Meadow View.
- There is not enough parking to service 5 x 2 bedroom flats nor is there any parking provision for delivery lorries or visitors. Lorries will have to park on land owned by 1 Meadow View. Cars will have to park on white lines 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.
- The Transport Report says there will be no increase in traffic but there will be because the shop had just the odd car visiting it. There is no provision for the siting of a skip and building materials. Station Road is not practical and has white lines on it.
- There are two water wells on site which are surrounded by buildings.
- There is not enough drainage capacity and there is concern that this could cause a flood risk.
- 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.
- The proposed development is out of keeping with the neighbouring properties and looks unsightly. The rear of the property looks odd and disjointed.
- There will be an increase in noise levels particularly in the evenings and at weekends.
- The Communal Access must still 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.
- 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.
- Access is over No.1 Meadow View's driveway.
- There appears to have been no consultation with Network Rail who we understand place restrictions for safety reasons on buildings within close proximity to railway lines.
- This application completely disregards the views of residents, Parish Councillors and the Planning Committee even more. It is requested that the application is also referred to Planning Committee South and not decided by Officers alone and that all the points raised by Berwick Parish Council and its residents, both now are historically, are addressed.

County Councillor Bennett offered to write to the Chairman of the Planning Committee South and ask her to make sure all the points residents have raised are addressed.

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

The meeting was then re-opened.

54. Planning Applications

Councillors considered the following 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

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three additional flats. Amended Plans received to show the amendments to the design of the building plans dated 11th October 2017.

Berwick Parish Council objects to this application even more strongly because;

- 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'.
- The flats will still overlook existing properties. There may be obscure glass in the windows but the windows can still be opened.
- The new development exceeds the existing footprint and will overshadow the neighbouring properties. It is now even closer to 2 Meadow View.
- The 6th and 7th car parking places have no turning space.
- There will be a 20% loss of light to neighbouring properties (not 80% as previously reported).
- 5 flats is an overdevelopment. The proposal is poorly thought out and will affect the value of neighbouring properties.
- None of the previous concerns have been addressed.
- There is no mention of where the water will drain away to.
- The block plan still includes land owned by 1 Meadow View.
- There is not enough parking to service 5 x 2 bedroom flats nor is there any parking provision for delivery lorries or visitors. Lorries will have to park on land owned by 1 Meadow View. Cars will have to park on white lines 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.
- The Transport Report says there will be not be an increase in traffic but there will be because the shop had just the odd car visiting it. There is no provision for the siting of a skip and building materials. Station Road is not practical and has white lines on it.
- There are two water wells on site which are surrounded by buildings.
- There is not enough drainage capacity and there is concern that this could cause a flood risk.
- 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.
- The proposed development is out of keeping with the neighbouring properties and looks unsightly. The rear of the property looks odd and disjointed.
- There will be an increase in noise levels particularly in the evenings and at weekends.
- The Communal Access must still breach Fire Safety Regulations because the ramp has been removed and even if it was reinstated it could easily be blocked by cars

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- leaving no access in the event of a fire.
- 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.
- Access is over the driveway of 1 Meadow View.
- There appears to have been no consultation with Network Rail who we understand place restrictions for safety reasons on buildings within close proximity to railway lines.
- We do not understand how the Plans can be based on permission given for an application for the garage (WD/01/1661/F) dating back to 2001 which has now expired, was superceded (WD/2002/0805) which has now also expired and has never been renewed or had work started on it. The situation has changed enormously since then as the houses at the rear of Berwick Stores (Meadow View) had not been built at that time. Permission for these was granted in 2005. The footage is based on that garage area.
- This application completely disregards the views of residents, Parish Councillors and the Planning Committee even more. It is requested that the application is also referred to Planning Committee South and not decided by Officers and that all the points raised by Berwick Parish Council and its residents, both now and historically, are addressed and put before the Committee Members.

55. Questions from Parish Councillors

There were questions from Parish Councillors on this occasion..

There was no further business and this meeting closed at 7.20pm

Signed:

Chairman

Date:

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