



**A Meeting of the Parish Council to be held in  
the Village Hall, Northiam at  
7-00 pm Thurs 11th APRIL 2019**

## MINUTES

### 1. APOLOGIES:

Dist Cllr Jenkins

### 2. ATTENDEES:

Cty Cllr Davies (AD); Dist Cllr Mooney (MM); Cllrs Sargent (PS), Farmer (PF), Johnson (DJ), Harding (JH), Maltby (RM), Pratt (DP), Sitford (GS), Wontner-Smith (AWS), Streatfeild (JS)  
Eight members of the public

### 3. DECLARATIONS OF INTEREST:

DJ & DP re item 7d  
GS re Item 7g

### 4. ADDITIONAL AGENDA ITEMS - To consider such other items as the Chairman decides are urgent and due notice of which has been given to the Clerk by 9:00am on the day of the meeting:

There were none

### 5. MINUTES OF THE MEETINGS OF 14<sup>th</sup> March 2019

Were approved and adopted

### 6. REPORTS BY PARISH, COUNTY & DISTRICT COUNCILLORS:

**PS** on the success of the Annual Parish Meeting, the Clerk has submitted a report for the Parish Magazine.

**RM & AWS** reiterated.

**JH** reported on her attendance at the RALC meeting, which covered the online mapping service; domestic violence & Bullying; wild flower meadows. It was agreed Clerk would circulate their Minutes.

**DP** was pleased to announce that the water leak at the Allotments has now been dealt with.

**PF** advised that, for general connexion NOT for reporting, the Police can be contacted at [Facebook.com/rotherpolice](https://www.facebook.com/rotherpolice) and on Twitter at @rother-police.

**JS** advised that the new equipment in the Pretious Hall is available for general use.

**Clerk** reported considerable vehicular damage to top corner of Village Green. He will acquire and have installed some large stones / rocks to discourage this traffic.

**AD** advised that ESCC are liaising with Police regarding knife crime. The new bus timetable indicates there are no changes to the 361 service however, the 313 service is not mentioned.

### 7. PLANNING:

**a) RR/2018/3089/P - Brooklyn, Station Road, Northiam TN31 6QL - Erection of dwelling in rear of existing residential garden**

NPC does not support this application because:-

The new dwelling is proposed within the curtilage of the property and therefore is identified as 'Garden Grabbing' which contravenes **NPPF Paragraph "Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."**

It is also overbearing In Nature & Design - **Policy HG8 (RDC Local Plan 2006)** and would seriously compromise the privacy of the neighbouring properties. Also due to its position, set far back within the garden it would have a detrimental effect on the visual aspect of the AONB.

*"In countryside locations, particular care will be given to ensure that the extension or alteration is not intrusive in the landscape, particularly in the High Weald Area of Outstanding Natural Beauty. Extensions or alterations to properties that have previously been converted to residential use will only be permitted where it is demonstrated that they will not adversely affect its character or appearance as a rural building. "*

Requested the that application be 'Called In' - via District Cllr M Mooney.

- b) **RR/2018/2798/P - Roundwood Farm, Ewhurst Lane, Northiam TN31 6HJ** - Demolition of existing colt bungalow and replacement with a new larger single dwelling  
However, we would like to mention that there were no plans relating to show the 'existing elevations & plans' of the current dwelling. - Support Approval
- c) **RR/2019/238/P - 11 Six Bells Mews, Northiam TN31 6NP**  
Construction of conservatory. (Retrospective) - Support Approval
- d) **RR/2019/580/P - 5 Ewhurst Lane, Taurus, Northiam TN31 6PD**  
Demolish existing porch and construct a larger porch. Convert garage into utility room and office. Construct a pergola over driveway. Add velux window into kitchen roof. - Support Approval
- e) **RR/2019/687/P - Old Grove Cottage, Main Street, Northiam, TN31 6NE**  
Proposed vehicular access and formation of car parking and turning area:-  
NPC will only support this application :-  
**Providing** that ESCC highways are in agreement with the sight line and the close proximity with proposed development in relation to f the junction with Rye Road.
- f) **RR/2019/708/P - 2 Laughton Place, Main Street, Northiam, TN31 6LH.** - Proposed construction of detached dwelling  
NPC does not support this application because:-  
The new dwelling is proposed within the curtilage of the property and therefore is identified as 'Garden Grabbing' which contravenes **NPPF Paragraph** *"Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."*  
It is also appears overbearing in nature & design - **Policy HG8 (RDC Local Plan 2006)** in relation to the size of the plot which would seem to indicate that there is very outdoor amenity space.  
**However this is a little difficult to estimate due to the fact that the Site Location Plan omits to show the plan of the proposed dwelling within the curtilage of the property.**  
Requested the that application be 'Called In' - via District Cllr M Mooney  
ESCC Highways State that:-  
**RR/2019/708** - Vehicular accesses off classified roads generally require the provision of an on-site turning area to prevent vehicles being forced to reverse in to the property off of the highway. The lack on-site turning in this instance is therefore less than ideal; however, it is noted that there are a number of similar off road parking arrangements in the vicinity of the site (including the neighbouring dwelling), and with this in mind an objection on this basis would be difficult to justify. The road serving the site is subject to a 30mph speed limit and therefore the visibility splays requirements according to Manual for Streets 2 are 2.4m x 43m either side of the access. Given the character of the road (a relatively busy A road) guidance provided by Design manual for Roads and Bridges should also be considered and this recommends visibility splays measuring 2.4m x 90m or one step below the desired distance at 2.4m x 70m. Visibility splays measuring a minimum of 2.4m x 43m, but preferably 2.4m x 70m, should be provided either side of the access serving the site. Given that the proposal will intensify the use of the access I have some concerns that the submitted plan does not confirm that appropriate visibility splays can be achieved.  
Requested the that application be 'Called In' - via District Cllr M Mooney
- g) **RR/2019/363/P - Old Wheelwrights, Main Street - new entrance & parking facility**  
NPC Does not support this application because the application is not supported by Highways due to the following reasons:-

Highways State that:-

The development proposal will provide a second access into the site. Every new vehicular access point is considered to be a potential highway hazard and with this in mind the multiplication of accesses is generally resisted. I am therefore concerned that the development proposal would result in the site being served by separate two access points.

Based on the information provided it is also understood that appropriate visibility spays could not be provided either side of the proposed access. Whilst it is acknowledged that visibility at the existing access is also restricted we would not wish for a second sub-standard access to be provided.

With the above in mind a highway objection is likely due to the highway hazards resulting from the provision of an additional access with sub-standard visibility.

**8. ALL PLANNING DECISIONS HAVE BEEN PREVIOUSLY CIRCULATED TO COUNCILLORS:**

**9. OTHER PLANNING MATTERS :**

**10. VILLAGE MATTERS:**

- a) **Dogs** - It was resolved the Clerk would investigate the creation of a bye-law with the inclusion of the ability to impose a fine for transgressors.
- b) **CCTV** - Village security as this will cost in the region of £40,000 it was resolved there be no further action.
- c) **CCTV** - Fly tipping, it was resolved JS would investigate and manage the installation of the battery controlled variety

**11. CORRESPONDENCE OTHER THAN THAT ALREADY CIRCULATED:**

**12. RISK REGISTER:**

Has been signed by Chairman

**13. FINANCE:**

All financial information has been previously circulated to all Councillors & is available on the web site.

**14. FINANCE, OTHER MATTERS:**

Clerk's salary review - it resolved to increase the SCP and award the national increase by unanimous vote

**15. CHEQUES FOR SIGNATURE:**



**Cllr. Peter Sargent, Chairman, Northiam Parish Council**

**PAYMENT LIST 11th APRIL 2019**

| <b>Payee</b>                      | <b>Amount</b> | <b>Cheque No</b> |
|-----------------------------------|---------------|------------------|
| P. Sargent (Allowance)            | 350-00        | 755              |
| S. Pratt (Bus stop)               | 55-00         | 756              |
| S Pratt (Cemetery)                | 3129-00       | 757              |
| J O'Conner (grass) 64880          | 891-46        | 758              |
| HMRC (PAYE)                       | 525-60        | 759              |
| SSALC (TRAINING)12881             | 108-00        | 760              |
| I C C M (Membership) 4505         | 95-00         | 761              |
| Tregoning's Trees (Cemetery) P601 | 440-00        | 762              |
| Will's (APM refreshm'ts)          | 355-00        | 763              |
| AiRS (Membership) 3072            | 50-00         | 764              |
| R D C (Dog Bins) 85232445         | 2223-00       | 765              |
| Clerk (salary)                    | 1,078-39      | 766              |
| Spar Stores (A P M)               | 181-10        | 767              |

**Direct Debits**

**Receipts**

|          |                      |        |
|----------|----------------------|--------|
| 21/03/19 | Perigoe's (Cemetery) | 720-00 |
|----------|----------------------|--------|