

# ARLINGTON PARISH COUNCIL

Minutes of the Meeting of Arlington Parish Council held on 15th December 2016 at 7.30pm in Upper Dicker Village Hall.

**PRESENT:** Cllrs M Garner (Chairman), J Parsons, H Proctor, H Wheeler, V Radtke and J Robinson-Sivyer.

**IN ATTENDANCE:** District Councillor D White, A Stevens (Clerk) and 5 members of the public.

## 105. PUBLIC SESSION

District Councillor Pinkney sent a written report, which was read out by the Clerk, in which he said;

- he thinks it is wrong that, when planning applications are considered, the opinion of Parish and Town Councils can be discounted at District level.
- he is meeting the Police and Crime Commissioner at the end of January and invited residents to email him any relevant questions.

District Councillor White said;

- there has been one Cabinet Meeting at District since the last Arlington Parish Council Meeting. Wealden District Council is recommending a £5 a year increase in this year's Band D Council Tax payment to safeguard the District's services.
- the publication of the revised Local Plan has now been delayed until March.

Councillor Parsons;

- reported that when the trees at the Village Green were cut back, one was left but that tree has now been cut back by the adjoining land owner. The Chairman asked Councillor Parsons to pass on the Parish Council's thanks.
- referred to an angry letter in the Sussex Express from a Newick Parish Councillor. He said Newick Parish Council has recently completed its Neighbourhood Plan only to have aspects of it over-ridden by the District Council. Residents were absolutely enraged that development will take place and came to the conclusion that Neighbourhood Plans are 'a complete waste of time and money'. Councillor Parsons concluded by saying that if Arlington Parish Council were to consider a Plan it would need to embrace effective safeguards, but in his opinion it is not for us because it will not prevent the development facing us. Councillor White confirmed a Neighbourhood Plan must include the housing numbers in the Wealden Local Plan as a minimum.

## 106. APOLOGES FOR ABSENCE

Apologies for absence were received from Parish Councillor Collins and were accepted by those present.

County Councillor Bennett and District Councillor Pinkney called in before the meeting to offer their apologies and wish everyone a Happy Christmas as they had to attend meetings elsewhere.

## 107. DECLARATIONS OF INTEREST AND CHANGES TO THE REGISTER OF INTERESTS.

Councillor Radtke declared a disclosable pecuniary interest in application WD/2016/2573/F and left the room whilst the application was discussed.

## 108. MINUTES OF THE ANNUAL GENERAL MEETING HELD ON 17<sup>th</sup> NOVEMBER 2016

The minutes of the Full Council Meeting held on the 17<sup>th</sup> November 2016 were read, approved and signed by the Chairman as a true and accurate record of the meeting.

## 109. PLANNING

### a. Planning Applications:

WD/2016/2732/O – Old Barn Farm, Michelham Priory Road, Upper Dicker – Outline application for the demolition of redundant barn and erection of dwelling and garage.

Arlington Parish Council made the following comments;

#### Advantages:

- the site will be well screened.
- it is a brownfield site.
- it has an on-site sewage treatment plant.

#### Disadvantages:

- the proposed development is outside the development boundary and is near to Michelham Priory which is a heritage site.
- the objections from Highways. Specifically, the Michelham Priory Road access; and the access road which is single vehicle width, and is not up to Highways standards.
- there has not been a speed survey carried out to demonstrate whether the reduced entrance splays are acceptable.
- there is no information available on the existing and proposed usage.
- the objections from the Environment Agency: the access track must be raised above the projected flood level.

Councillors agreed that they like the screening and the fact that the existing trees will be retained but they support the concerns of both Highways and the Environment Agency and would need to see those concerns addressed.

WD/2016/2573/F – Starnash Farm, Coldharbour Road, Upper Dicker – The demolition of existing redundant farm barn and its replacement with steel framed building to include internal horse and pony stabling. Construction of a mechanical horsewalker, a 60m x 30m manege and the replacement of and extension to an existing commercial storage facility. New access drive.

Councillors noted;

- there were four letters in support of this application but none from neighbouring residents.
- the application will result in significantly increased vehicle movements, but there is no indication of the extent, which led Highways to originally refuse the application.
- Highways have laid down improvements required to the access and parking, and subject to these being carried out, they will withdraw their objections.
- the sewage disposal arrangements are not known.

Providing the Highways requirements are observed, and the sewage question is clarified, Arlington Parish Council has no objections to this application.

WD/2016/2923/F – Land adjacent to Mount Pleasant Farm, Coldharbour Road – Proposed 4 No. dwellings with garages and formation of new access from Coldharbour Road.

This application was only received by the Parish Council just before the meeting which left Councillors no time to look at it in detail, so they agreed to look at the application after the meeting and submit their comments to the Clerk by the 22<sup>nd</sup> December. The Clerk will then collate the responses and submit a formal response on behalf of the Parish Council.

b: Approved Planning Applications for noting –

WD/2016/1780/MAJ – Land south of Michelham Priory Road, Bede's School – Residential development 14 dwellings along with parking, access and landscaping.

Councillors noted this application has been approved subject to a modification to the S106. They agree this is a vital requirement, without it the integrity of all Bede's S106 agreements on their land would be in question and that it should not be viewed as an open door to further development. They also thanked District Councillor White for his strong support.

c: Planning Matters – The Local Plan Sub-Committee met Nus Ghani, MP for Wealden who took the points raised on board. District Councillor White was also there.

Councillor Wheeler subsequently met Ms Ghani at one of her surgeries where the MP confirmed she will feedback residents' concerns to Central Government. Councillor Wheeler followed up her meeting in writing and also tabled Arlington's alternative proposal which the MP said she will take to Wealden in the New Year. Councillor Parsons confirmed that all the local MPs have now been written to and all support the Parish Council.

The next Sub Committee Meeting is to be convened in the New Year. Councillors agreed that Councillor Wheeler can stay on the Sub-Committee as a co-opted member after she resigns. The Chairman thanked Councillor Wheeler for all her hard work and everyone agreed she will be sorely missed.

**110. DATE OF NEXT MEETING**

The next meeting is the Full Council Meeting on Thursday 19<sup>th</sup> January 2017 at 7.30pm and is at Arlington Village Hall.

There being no further business, this meeting closed at 8.00pm.