

# PARISH COUNCIL OF PLAYDEN, EAST SUSSEX

Clerk: Lesley Voice, 1 The Grove, Rye, TN31 7ND. Tel: 01797 225139

## Minutes of the Council Meeting Held on 3<sup>rd</sup> August 2017 at 7.30 p.m.

### Present:

**Councillors:** Mr D. Stone (DS) Chairman, Mr P. Osborne (PO) Vice Chairman, Mr T Lenihan (TL), Mr A. Dickinson (AD)

**Rother District Councillor:** Cllr Sally-Ann Hart

**East Sussex County Councillor:** Cllr Keith Glazier

**Members of the Public:** 70 plus

	Item	Action
1.	<b>To accept apologies for absence:</b> None	
2	<b>Declarations of interest on items on the agenda:</b> TL and AD in respect of the planning application for the development of Shellfield.	
3	<b>To approve the minutes of the Parish Council Meeting of 6<sup>th</sup> July 2017:</b> The minutes were unanimously approved and signed by DS.	
4	<b>Public adjournment: To suspend meeting for any public statements. Members of the public are encouraged to attend Council meetings and raise any pertinent issues at this point:</b>  Due to the number of public present (some of who had to stand due to a lack of seating) it was agreed that this item was moved forward in the agenda. The public attending were present to put forward their views on the planning application regarding the proposal to build 24 new houses at Shellfield. DS asked how many attendees were from Playden and it was noted that just over half were from the parish with the others living or representing Rye, Rye Foreign and neighbouring parishes. DS also asked how many were objectors and if any were in favour; 100% were opposed.  The objections raised at the meeting are summarised below: The high density housing was not suitable for the rural site and considered to be overdevelopment. The proposal was purely for developer profit rather than for local need, did not give affordable housing and was not considered sustainable. The area was of historical significance with both Roman and Medieval pottery previously found on the site. It was noted by Cllr Keith Glazier (KG) that the County Archaeologist had recommended a full onsite archaeological investigation should be carried out before the proposal was decided by the	

	<p>planning committee.</p> <p>The site is considered a local amenity by residents and home to a range of fauna and flora which was appreciated by local residents.</p> <p>It would create an unacceptable loss of privacy and outlook to the occupiers of existing houses adjacent to the site.</p> <p>Mr Kimber mentioned that the Rye Neighbourhood Plan highlighted the importance of green gaps (strategic gaps) between Rye and neighbouring villages and that any development of this size would impact Rye in putting extra strain on services. He informed the Council that there was a protocol for the Parish Clerk to inform Rye Town Clerk of the planning application and request that the this is raised at the next Rye Town Council meeting. The Clerk was instructed to contact Rye Town Clerk.</p> <p>It was considered that the risk of flooding would be increased for surrounding houses (especially those in New England Lane) due the change from grass to hard surfaces over much of the development site. The flood risk assessment submitted was not considered adequate.</p> <p>The proposal will create more traffic, and be a source of noise and light pollution in a rural environment. KG informed the assembly that he had spoken to highways and the sightlines etc were not considered a problem.</p> <p>Cllr Sally-Ann Hart said that any development should meet local needs and she noted that Playden has no neighbourhood plan but has no housing target to meet.</p> <p>The site is not a SSSI or area of ONB.</p> <p>PO had spoken to a planning officer who had confirmed that this was not a preferred site for new buildings or had been offered as one. He also made the point that if objectors mentioned that they opposed 24 houses this could be taken that they would consider a lower number acceptable when the residents did not want any development on the site.</p> <p>The District Council's lack of a 5 year housing plan was discussed and PO commented that developers try to use this to pressure the council as there is a national shortage of housing.</p> <p>As detailed under the planning item below – it was agreed by the remaining councillors that though the council was inquorate and no formal decision could be made, the Clerk should submit comments on behalf of these councillors and the public attending regarding the strength of opposition to the proposed development.</p>	Clerk
5	<p><b>Neighbourhood Watch Report:</b> None received. The Clerk reported that Rose Dearden was not now the co-ordinator for Playden Parish and had not been so for some time. There had not been a volunteer to take over this. It was noted that any individual can elect to get general updates by email which covered a large area. After discussion the Clerk volunteered to be added to the email list for these updates and report back to the Parish Council at the Council Meetings regarding any information of interest to Playden Parish.</p>	Clerk
6	<p><b>Visiting Councillors Reports.</b></p> <p>District Cllr. Sally-Ann Hart had provided a summary report by email and summarised this at the meeting. Full report attached.</p> <p>County Councillor Keith Glazier reported on the following:  Transport for South East and the improvement of links from Portsmouth and Berkshire to Kent. There will be a meeting with the Secretary of State in October 17. The area requires infrastructure investment and meetings will give a 'voice'</p>	

	<p>to central government.</p> <p>Regeneration. The A21 and Queensway gateway road is now to go ahead and this will help people travelling to Battle.</p> <p>The high speed rail link, HSI into Eastbourne. There is to be meetings with MP's and Network Rail. There is to be a steering group meeting in September and a report launched in October. The upgrade in signalling will allow speeds of up to 90mph from Eastbourne to Hastings and a service of four trains an hour.</p>	
7	<p><b>Matters arising from the minutes of 6<sup>th</sup> July 2017:</b></p> <p>AD is to do a planting specification ready for Autumn planting and to order an Ordnance Survey map extract for this purpose.</p> <p>The Clerk had contacted the Conquest Scanner Appeal Co-Ordinator regarding the donation of £250 agreed at the last council meeting and had received the payment details. The payment is included in the outgoings below.</p> <p>The Clerk had emailed Rother DC Highways Dept regarding the overgrown footpath which had been reported by a resident.</p> <p>AD had raised the potential of contributing to the costs of the maintenance of the Churchyard of Playden Church at the last Parochial Church meeting and is to report back to the council when he has received the annual costs of mowing etc from the Treasurer. AD awaiting the annual costs.</p> <p>PO provided an update on the Tennis Court application (115 Military Road) The Planning Committee is awaiting more information which is due to be supplied by mid September. The proposal will require a new submission and new and revised comments will be able to be submitted at this time.</p>	<p>AD</p> <p>AD</p>
8	<p><b>Correspondance:</b></p> <p>There had been no correspondence.</p>	
9	<p><b>Planning:</b></p> <p>a) Applications RR/2017/1450/P. Shellfield, New England Lane, Playden TN31 7NT. Demolition of existing dwelling and erection of 24 dwellings and associated external works.</p> <p>See Item 4 Public Adjournment above for details of the Public representations in response to the above application. Due to two members of the Council declaring an interest in this application the Council was inquorate and could not make a formal decision. The remaining two councillors strongly objected to the application and wished to highlight the depth of feeling of the attendees against the proposed development. The Clerk was instructed to submit comments to this effect.</p> <p>b) Outcomes RR/2017/1234/P. Herons, New England Lane, Playden TN31 7NT. Single story side extension to replace conservatory. Two roof lights to northern elevation. Timber cladding. Additional single story utility extension with flat roof. Approved.</p>	<p>Clerk</p>

10	<p>Accounts:</p> <p><b>a) Expenditure</b></p> <p>i) Clerks Wages for July - £121.00. Approved</p> <p>ii) Website Hosting- £99.00 Approved</p> <p>iii) Donation to the Conquest Scanner appeal - £250.00. Approved at last Council meeting.</p> <p><b>b) Income:</b> none</p>	
10	<p><b>Parish Councillors Reports.</b></p> <p>DS had recently sent the council members a copy of a CV from Mr David Jenkins who had registered an interest in filling the Parish Councillor vacancy. The councillors agreed that DS should meet Mr Jenkins and discuss the role and if he was still interested he should be invited to the next council meeting to meet the other councillors for potential co option onto the council.</p> <p>DS reminded the council that he would not be able to attend the September and October 2017 meetings.</p>	DS/Clerk

There being no further business the meeting closed at 20.55pm

**THE NEXT MEETING WILL BE HELD AT THE W.I. HALL ON:  
THURSDAY 7<sup>th</sup> September 2017**

Signed:

Chairman

Date:

DRAFT