

ETCHINGHAM PARISH COUNCIL

Minutes of the Etchingham Parish Council Extraordinary General Meeting

held on Thursday 30th November 2023 at 6.15pm The Parker Hall, Parsonage Croft, Etchingham

Members Present: Cllrs: John Barnes (in the Chair), Mary Barnes, Sid Barrow, Rob Beeney, Colin Boylett and Trevor McGregor.

Also present: seven members of the public and P Barton – Clerk to the Council.

The Chairman explained that the Parish Council meeting was a meeting held in public but not a Public Meeting. Any person present wishing to speak about any item on the agenda should do so under agenda item 6 'Public Time'. There would not be any other opportunity for the public to speak at the meeting.

2727. Apologies for Absence:

There were apologies for absence from Cllr Roma Turner and County Cllr Eleanor Kirby-Green which were accepted.

2728. Declarations of Interest:

Cllr. M. Barnes reminded Council that she is a member of the RDC Planning Committee.

Cllr. J Barnes declared that he is the substitute Conservative member of RDC Planning Committee.

2729. Etchingham Parish Council – Dispensations:

The Clerk confirmed that no written requests for dispensations had been received.

2730. Chairman's Announcements:

The Chairman had no announcements to make.

2731. Public Time

Invited speak, 6 of the seven Members of the Public wanted to comment on the planning application for the land behind Braemar. The '6' were unanimous in their strong objection to the application and the reasoning behind that opinion. Councillors and members of the public exchanged questions and answers before the chairman drew this discussion to a close as the Council would take all these considerations forward to the appropriate item on the agenda.

The 7th member of the public was the applicant for Shoyswell Manor Cottage application who outlined the rationale behind the request for a variation of conditions. After a useful exchange of questions and answers between the applicant and the councillors, Public Time came to an end.

2732. Planning

a) RR/2023/2150/P :Barden, Sheepstreet Lane : Conversion of existing barn/outbuilding to an annexe for ancillary use to the main dwelling. ***It was Resolved that Etchingham Parish Council had no objection to this application so long as appropriate conditions be in place regarding a permanent tie to the main dwelling and observance of the dark skies policy.***

b) RR/2023/2184/P : Braemar - land to the North, High Street : Outline permission with all matters reserved for the erection of 2x four bed, two storey detached dwelling houses, access drive, parking & turning area, refuse and cycle storage provisions, and private amenity spaces. ***It was Resolved that Etchingham Parish Council objected to this application in the strongest terms on the following grounds: (a) access from A265, High Street, Etchingham is too narrow - 3 metres - to allow for 2-way traffic at the point of egress/access and for the entire length of this access road of 40 metres before the passing place is reached meaning in all probability that traffic entering would be forced to back out in the narrow and busy A265. Parking on this side of the A265 will only exacerbate the situation. (b) Normal size construction traffic could not enter because of the width (c) Emergency vehicles could not enter because of the width (d) Household waste and recycling lorries could not enter because of the width and the current positioning of the bins from the proposed houses is half way down an already compromised width drive way (e) Pedestrian segregation is impossible due to the width and the only access two existing dwellings on the High Street have to their rear gardens is via this drive which only accommodates traffic to garages of existing High Street properties at this time (f) If the proposed houses were built there would be a serious impingement on the privacy to existing properties (g) The height of the houses would break the skyline from the Rother Valley and this is an AONB area (h) The placement of the proposed houses would have an urbanizing effect (i) 2 x 4-bed houses could mean anything up to 10 additional vehicles regularly trying to enter and exit via, as already stated, a drive of insufficient width (j) These houses are placed very close to a line of oak trees to the rear of the site and construction may well damage their viability (k) As the other pre-existing trees have been removed from the site already there is serious concern regarding run-off down the drive onto the High Street and into the rear gardens of***

adjacent properties, further development could add to this problem considerably (l) If the houses are built, would the Dark Skies policy be strictly adhered to? Details of this type are unfortunately not available in this application so cannot be subject to proper consideration and response.

- c) RR/2023/2227/P : Shoyswell Manor Cottage, Sheepstreet Lane : Variation of conditions 2 & 4 imposed on RR/2023/1026/P to allow design changes and alterations to use restrictions. ***It was Resolved that Etchingam Parish Council had no objection to this application so long as appropriate conditions are in place to ensure that this remains a single dwelling.***

2733. ***It was Resolved that Etchingam Parish Council would employ the services of Satswana Ltd to act as Data Protection Officer for all of its GDPR queries – SARs, FOIs, breaches and to review all appropriate policies and give general advice.***

2734. **Etchingam Parish Council – Notification to members of Council decisions:**
There were no notifications.

2735. There being no further items to discuss the meeting closed.

Signed By the Chairman original held on file

Date.....14th December 2023