



Sedlescombe Parish Council

Meeting Minutes

Planning Committee meeting
on Tuesday 3rd December 2024 at CR2 18:00

Clrs Present Vine-Hall (Chairman of the Parish Council) (JVH), Glew (PG), Chapman (RC), Caney (DC), Saull-Hunt (JSH), Anderson (GA).
Mrs Jackie Scarff (JS) (Clerk)
3members of the public

Item	Agenda Item (P24.)	
48. a. b.	<p>To elect a chairman for the committee Resolved that after being duly proposed, seconded and a unanimous vote JVH be chair of the planning committee for the year.</p> <p>To elect a vice chairman for the committee. Resolved that after being duly proposed, seconded and a unanimous vote DC be vice chair of the planning committee for the year.</p>	
49.	<p>To receive and accept Apologies and reasons for absence (LGA 1972 s85 (1)) Apologies were received and accepted from cllr Coupar and Saunders for personal reasons.</p>	
50.	<p>Interests in accordance with the Localism Act 2011 and the Parish Council Code of Conduct. To receive councillors' declarations of interest regarding matters on the agenda and consider any written requests for dispensation as a result. There were no interests declared.</p> <p>To grant any requests for dispensation as appropriate. There were no requirements.</p> <p>Reminder: any changes to register of interests should be notified to the clerk immediately.</p>	
51.	<p>To consider for approval the terms of reference for the committee. Resolved that the terms of reference for the committee be adopted.</p>	
52.	<p>Public participation session re matters on the Agenda at the Chairman's discretion. The meeting was closed for the public participation. The applicant and developer attended the Parish Council planning meeting and spoke in favour of the application. The meeting was re opened.</p>	
53.	<p>Applications to be considered:</p> <p>RR/2024/1825/P The Parish Church of St John the Baptist - Land to the North of, Church Hill/Sandrock Hill, Sedlescombe Erection of 17no. new build dwellings and the creation of a new car park to serve the Church comprising of 30 spaces, including a new vehicle access and pedestrian access and associated landscaping works.</p> <p>The Parish Council addressed two key issues that were not directly addressed in the application in relation to Policy 6 of the Sedlescombe Neighbourhood Plan.</p>	

Policy 6 requires the development at points c and d to provide:

c. a renewable energy heating solution to service the new homes and the Church;

d. a restoration scheme of the Church, including interior alterations to make the space more usable for community activities;

The applicant had not addressed either of these policy requirements in the planning application. The applicant had not shown a renewable energy scheme on the plans nor was there any direct reference to a restoration scheme for the church or funds to be provided for a restoration scheme.

The applicant explained that they had not included a renewable energy scheme and the funding for the church restorations was only obliquely referred to in the viability assessment. It is critical for the application to fulfil these requirements of the policy as these were key issues for the residents who voted (with 85% support) for this development and also in the context that the development was expected to deliver 8 houses (see para 87 of the SNP) not more than double this number (17 as applied for). This is also in the context that this development is not an allocated site but a supported enabling scheme.

As a result of the discussion the applicant agreed to the following and the cllrs. resolved to unanimously agreed to support the application subject to

1. Solar panels be shown on all houses and that plan be submitted to the Planning Authority as part of the application to fulfil point c of the policy (it was accepted that to add a renewable scheme for the church itself was unlikely to be feasible).
2. That the commuted amount for the church which exists within the contract between the applicant and the developer should be included within the conditions or section 106 or another legal agreement to ensure the funds materialise. The applicant expected between £500,000 and £700,000 depending on certain variables within the contract.
3. There is a contribution toward maintenance of the footpath behind the church (which could be paid to the Parish Council who would ensure the work was carried out).
4. There is no street lighting, bollard lighting or outdoor lighting.
5. Lighting in the carpark should be sensor activated and downward facing.
6. The car park should be completed at the commencement of the development.

The Parish Council asks the planning authority to ensure the above points are included in the permission.