

## WESTFIELD PARISH COUNCIL

P17-11 Minutes of the Planning meeting of 1<sup>st</sup> November 2017 at 6:30pm in the Parish Hall

<b>Present:</b> <i>Councillors</i> M Edwards (ME) Chairman, H Monro (HM) Vice Chairman, R Bowe (RB) S Green (SG), T Hills (TH), M Stratford (MS), C Taylor (CT), J Woodhead (JW), K Darbyshire (KD) (Parish Clerk), and 3 members of the public.	
1.	<b>Apologies</b> were received from M Horley, M McNamara and P Stapley, and accepted by those present.
2.	<b>Disclosure of interests:</b> None
3.	<b>Planning Applications:</b>
3.1	<b>RR/2017/2114/P - Sarlat, New Cut, Westfield TN35 4RL</b> Garage conversion with alterations to roof and fenestration. The Council has no objection to this application.
3.2	<b>RR/2017/2118/P - Hilltop, Kent Street, Westfield TN33 0SF</b> Revised access to the property to facilitate entry of disabled persons. (Retrospective) Provided that the visibility splays are adequate, the Council has no objection to this application.
3.3	<b>RR/2017/2206/P - Broadwater, New Cut, Westfield TN35 4RD</b> Extension and improvements including increase in roof. Demolition of current lean-to extension and existing garage. The Council feels that this application will be an improvement on the existing extension, and has no objection to the application.
3.4	<b>RR/2017/2157/P - Hoads Farm, Caravan 2, Moat Lane, Westfield TN33 0RY</b> Removal of a mobile home and the erection of a single residential dwelling. The Council would question if there is any agricultural justification for occupancy of a dwelling on this plot, as the land is no longer being used for egg production, and there is now only a small parcel of land tied to this application. Council would therefore recommend refusal of this application, and would question if the original planning permission for the mobile home still stands, as there is no longer justification for agricultural usage of the land.
3.5	<b>RR/2017/2220/P - Nortons Farm, The Oast, Kent Street, TN33 0SG</b> Change of use of curtilage land for use as a small business for short term holiday letting (Shepherd's Hut). The Council has no objection to this application. (CT entered the meeting at this time).
3.6	<b>RR/2017/2338/O - Glebe Farm, Moat Lane, Westfield TN33 0RY</b> Existing Lawful Development Certificate for the occupation of Glebe Farm without complying with condition 1 of planning permission A/71/650. The Council would question the accuracy of the Statutory Declaration made by Dennis Russell, as Councillors are of the belief that the land has been used for agricultural purposes. The Council noticed that there are discrepancies with addresses and postcodes in the Statutory Declarations. The Parish Council would recommend refusal of this application, and would defer to the ESCC surveyor to advise if there is still a need for agricultural usage plots in the area, and if so would recommend that this site continues to have an agricultural tie attached to it.
4	<b>Withdrawn:</b>
	<b>None</b>
	<b>Decisions from Rother District Council were noted:</b>
5	<b>Approvals:</b>
5.1	<b>RR/2017/1906/P - Hides Farm, Stonestile Lane, Westfield TN35 4PH</b> Conversion of garage/agricultural building to consultancy room for home business (alternative to RR/2017/1/P)

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5.2	<b>RR/2017/1752/T - Woodland Way - Land at, Westfield</b> Fell of tree and planting of one or two standard size trees as replacement
5.3	<b>RR/2017/1933/P - Goodway Cottage, Mill Lane, Westfield TN35 4SU</b> Proposed extension and roof alterations to dwelling. Demolition of existing garage and erection of replacement.
5.4	<b>RR/2017/1959/P - Little Westbrook Farm, Westbrook Lane, Westfield TN35 4PN</b> Single storey extensions to provide disabled accommodation.
5.5	<b>RR/2017/1856/P - Whitelands Kennels, Westfield Lane, Westfield TN35 4SB</b> Reserved matters following outline approval RR/2015/660/P: details of access, appearance, landscaping, layout and scale.
5.6	<b>RR/2017/1888/P - Chapel Cottage, Chapel Lane, Westfield TN35 4QX</b> Proposed two storey extension, single storey extension with roof terrace over with internal alterations to main dwelling. Single storey extension to existing annexe with internal alterations
6	<b>Refusals:</b>
	<b>None</b>
7	<b>Appeals</b>
7.1	<b>RR/2017/924/FN - Kilnwood Farm, Three Oaks Road, Westfield TN35 4NT</b> New pole barn to provide storage facility for Hay, logs and machinery, including adapting site levels as required to create a level earth floor. <b>(Council noted that the applicant has failed to provide any evidence of agricultural use for the new pole barn).</b>
	<b>Appeals (Enforcement Notices)</b>
7.2	<b>APP/U1430/C/17/3177990 Land opposite the Croft, Moat Lane, TN33 0RY</b> Without planning permission, a material change of use of the land from agriculture to a mixed use of agriculture and equestrian use of the land.
7.3	<b>APP/U1430/C/17/3177991 Land opposite the Croft, Moat Lane, TN33 0RY</b> The erection of a barn and a field shelter on the land. The erection of field gates on the land adjacent to the highway above 1 metre in height The creation of a new access to the land to serve the unauthorised change of use of the land
	<b>Next Meeting – Wed 6<sup>th</sup> December 2017 at 6.30pm in the Parish Hall</b>
	<b>Meeting closed at 6:55pm</b>