

Minutes of the Extra-Ordinary Council meeting held at the Town Hall,
Bexhill-on-Sea on Monday 15 October 2018 at 5:30pm.

Present: Councillors: J.M. Johnson (Chairman), Lord Ampthill, J. Barnes (MBE), Mrs M.L. Barnes, G.S. Browne, J.J. Carroll, C.A. Clark, G.C. Curtis, K.P. Dixon, R.V. Elliston, K.M. Field, A.E. Ganly, Mrs. S. Hart, I.R. Hollidge, Mrs J.M. Hughes, G.P. Johnson, B. Kentfield, M.J. Kenward, Mrs E.M. Kirby-Green, C.R. Maynard, M. Mooney, D.B. Oliver, P.N. Osborne, J. Potts, Mrs S.M. Prochak, C.J. Saint, G. Stevens and M.R. Watson.

Advisory officers present: Executive Director (MJ), Executive Director (AL), Assistant Director Resources, Head of Service Strategy and Planning, Planning Policy Manager and Democratic Services Manager.

Also present: 4 members of the public.

C18/42. APOLOGIES FOR ABSENCE

Apologies for absence had been received from District Councillors A.K. Azad, R.K. Bird, R.C. Carroll, P.R. Douart, S.H. Earl, Mrs D.C. Earl-Williams, S.D. Elford, T.W. Graham and Mrs B.A Hollingsworth.

The Chairman of Council wished it to be recorded that the Council's thoughts and best wishes were with Councillors Earl and Mrs Earl-Williams at this difficult time.

C18/43. DECLARATIONS OF INTEREST

Declarations of interest were made by Councillors in the Minutes as indicated below:

M.J. Kenward - Agenda Item 3 - Personal interest in so far as he is a Council appointed Director of the Combe Valley Community Interest Company.

C18/44. REPORT OF THE CABINET ON MATTERS FOR DETERMINATION BY COUNCIL

1. It was moved by Councillor Maynard and seconded that the report of the meeting of the Cabinet held on 1 October 2018, together with the list of proposed amendments to CB18/26 circulated to all Members, as set out in the Agenda, be approved and adopted.
2. The Chairman of the Council having called over the report, the following Minute was reserved for discussion:

Cabinet 1 October 2018

CB18/26

3. On the Motion of the Chairman of the Council, duly seconded, the Council approved, adopted and received the following report, with the exception of the minute reserved for discussion:

- Accelerating Delivery Of Housing At Blackfriars, Battle (CB18/27)

C18/45. **RESERVED MATTER**

Cabinet – 1 October

CB18/26 – Development And Site Allocations Local Plan Proposed Submission

It was moved by Councillor G.P. Johnson and seconded that the recommendation set out at Agenda Item 3, Development and Site Allocations Local Plan Proposed Submission (CB18/26) be amended by the inclusion of the proposed amendments as set out at Appendix A to these Minutes.

The Amendments on being put were **CARRIED**.

RESOLVED: That Minute CB18/26 be approved and adopted, as amended.

CHAIRMAN

The Council rose at 6:04pm

c181015.ljc

Amendments made to the Cabinet version of the DaSA/SA

Words marked with a ~~strikethrough~~ have been removed and words marked with an underline have been added to the following paragraphs, which have been reproduced in full.

1. DaSA Amendments

1.1. Access to housing and housing standards - Paragraph 4.38

Data from the Council's Housing Register indicates that there are around 200 people with a mobility issue, with around 9% requiring the use a wheelchair inside and outside the home. Therefore, it is considered appropriate that schemes where affordable housing is triggered by Policy DHG1 and there is a specific identified need for wheelchair accessible housing identified on the Housing Register, that 5% of the ~~affordable~~ total housing requirement is provided as M4(3)(b) dwellings. The obligation to provide M4(3) units will only apply where the 5% requirement triggers the provision of a whole dwelling unit, i.e. every 20th unit in housing schemes.

Reason: *To amend contradiction with previous paragraph and to clarify the Council's position regarding how M4(3) units will be sought on qualifying sites.*

1.2. Boundary treatments, accesses and drives - Paragraph 4.109

Where a new access is to be created, care should also be taken in the design and choice of materials to match the character of the locality, for example in the width of the access and corner radii (subject to highway safety requirements), surfacing materials, provision or not of any kerbing materials, and treatment of verges, particularly to ensure that the works would not suburbanise the character of the rural areas. In urban areas, the hard surfacing of front gardens, especially small gardens, for vehicle parking can have a significant impact on the appearance of buildings and the wider "landscape". Usually there will be a preference for the use of permeable surfacing but if this is not proposed, the inclusion of appropriate drainage to minimise water run-off onto the highway will be necessary, in accordance with Policy DEN5.

Reason: *To highlight a particular issue with new drives, as noted by a councillor.*

1.3. Shopfronts, signage and advertising - Paragraph 5.1

Shopfronts¹, signage and advertisements form an integral part of commercial streets and of town and village centres in the District. They play an important role in helping to create an attractive retail environment and, as such, contribute to economic vitality. The importance of a high quality public realm in contributing to local character and sense of place is set out in Core Strategy policy EN4.

¹ The term "shopfront" is taken to mean the built frontage of a variety of commercial premises, including shops, financial and professional services, restaurants/cafes, drinking establishments and hot food take-aways.

Reason: Sentence inserted to cross reference Core Strategy Policy EN4 for context, as noted by a councillor.

1.4. **Landscape character and the High Weald AONB - Paragraph 6.7**

The High Weald is of national as well as local landscape value, as reflected by its status as an 'Area of Outstanding Natural Beauty'. In fact, it is regarded as one of the best surviving and most coherent medieval landscapes in northern Europe. The primary purpose of AONB designation is to conserve and enhance the natural beauty of the Area. "Natural beauty" is seen as embracing both landscape character and its aesthetic experience.

Reason: To insert missing word which highlights historic landscape character, as noted by a councillor.

1.5. **Biodiversity and green space - Paragraph 6.28**

In relation to the potential impact of tourism policies on the Dungeness Complex of Natura 2000 sites, which was an issue first highlighted through the Core Strategy's 'Habitat Regulations Assessment' (HRA), the Council, in partnership with Shepway District Council and advice from Natural England, has prepared a 'Sustainable Access and Recreation Management Strategy' (SARMS).

Reason: To insert missing text that had been accidentally removed.

1.6. **Hurst Green - Pages 227 - 234**

Delete Section and make consequential changes.

Reason: Following representations from councillors and further dialogue with the Parish Council, the continued inclusion of Hurst Green has been reviewed. The Parish Council has advised of a significant "pick up" in the process and has undertaken a call for sites. It proposes to focus purely on housing site identification, while other matters will be for a subsequent Neighbourhood Plan, which should help momentum. While the timetable is still regarded as highly optimistic and there are risks in the Neighbourhood Plan completing its process in time, this Council has the reassurance that DaSA policy OVE1 provides a basis for determining applications in advance of Neighbourhood Plan coming forward. There is still a residual concern over delays in identifying housing sites, especially given the land supply issues. However, the commitment of the Parish Council is respected and, on balance, it is agreed that Hurst Green need not be in the DaSA. It will still be incumbent on the Parish Council (and similarly on Battle, Burwash and Etchingam Town/Parish Councils) to identify suitable sites to contribute towards overall housing supply as quickly as possible.

1.7. **Fairlight Cove - Paragraph 11.120**

A doctor's surgery should also be provided for, subject to business case support from the Clinical Commissioning Group, which would replace the existing part-time surgery at the village hall and is particularly appropriate having regard to the older age profile of the village.

Reason: To reflect the need for further consideration by the CCG.

1.8. **Northiam - Paragraph 11.189**

While the site is particularly appropriate for an older person's scheme, due to its proximity to village services, level access, a need for such housing in the rural area and its planning history, it is appropriate for the allocation to cover both options to provide flexibility for a future developer. With both options, 40% affordable housing will be required.

Reason: *To insert missing text that had been accidentally removed, as a response to a query from a councillor.*

1.9. **Northiam - Paragraph 11.190**

A single access point from The Paddock should be provided. This is acceptable in highway terms subject to the improvement of parking provision, which currently partially obstructs the highway. A pedestrian link from the site westwards would provide a route towards the village core and its shops and services, improving permeability connectivity.

Reason: *To replace 'permeability' with a more commonly used term, as a response to a query from a councillor.*

1.10. **Other villages with development boundaries - Paragraph 12.17**

The Local Plan Core Strategy identified a relatively modest target for new housing over the Plan Period to 2028 of some 25 dwellings, in addition to a recently built affordable housing exception site of 8 dwellings on the eastern edge of the village (planning permission RR/2011/2393/P). This housing requirement has already been accommodated by the granting of planning permission for ~~25~~ 26 dwellings on land east of Cricketers Field (references RR/2014/1256/P, ~~and~~ RR/2016/647/P and RR/2016/2952/P). The scheme is currently under construction.

Reason: *To correct the permitted number of dwellings in the final scheme, as noted by a councillor.*

2. Sustainability Appraisal Amendments

2.1. **Appendix 4: Overview Options & Policy OVE1**

Assessment tables have been inserted into Appendix 4 for the Overview Options and Policy OVE1. (See separate attachment.)

Reason: *Tables were omitted from the version circulated to Members on 04/10/18.*