

PEASMARSH PARISH COUNCIL



Extraordinary Minutes of the Council meeting held Tuesday 17th October 2023 at 7.30pm at Peasmarsh Memorial Hall.

Present: Councillors: David Pankhurst (Chair) (DP), Peter Lamont (PL), Hilary Pankhurst (HP), Gina Sanderson (GS) and Ben Randall (BR).

Also present: Clerk, Amy Head (AH).

79. Apologies for absence – Parish Councillors Ray Hollman (Vice Chair) (RH), Georgina Dunham (GD), Mick Coleman (MC) and Robert Barham (RB).

80. Disclosure of interests under the Council's Code of Conduct – GS due to property near the proposed development.

Questions from members of the public – There were 10 members of the public present, all present to discuss Item 81. DP started by saying that the purpose of the meeting was for the PC to finalise its response to the planning application for Pippins and it would need to limit members of the public discussion to around 30 minutes. In addition, he said that recently obtained documentation from the Land Registry suggested that the developer did have an agreement regarding ownership of all the land, therefore, this is not something that will be disputed in the PC's objection. Discussions were then had about the following: -

- ability of the proposed attenuation pond to deal with drainage and the general foul water system in the area.
- Access – for dust carts/emergency vehicles.
- DP highlighted the financial viability report, item 6.3 which suggests the development will take 18 months to complete. How will the developer mitigate the disruptions to residents directly impacted by the building work? Can conditions be imposed on the developer about the road condition (Main Street and access road) with regards to mud/dust and the parking of construction vehicles whilst the access road is being built.
- No affordable housing is being offered – all properties are being sold at market value despite the requirement by the DaSA for rural housing to be 40% affordable housing. GS also reiterated that the AECOM Housing Needs Assessment from the Peasmarsh NDP identified a specific need for affordable housing in Peasmarsh. Specifically, for those working locally in low paid jobs in care, retail and hospitality who cannot afford to live and work locally.
- GS raised the contradictory report from ESCC Highways regarding safety, in which they state that bus stops and crossings should be introduced but previously they had stated that crossings couldn't be put in those places due to safety concerns.
- PL discussed his traffic/speed watch findings in this area. He said that there was a 30% increase in vehicles during the summer months. The 85 percentile of speed is 36mph by the Memorial Hall. 20,000 plus vehicles travel both ways during August each week.

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- Residents of Wheelers and Cocklands Cottage highlighted the difficulty of coming and going from their driveways. In particular, at this time of year when the sun is low, their visibility is compromised.
- Discussions were had about the right of easement on Green Lane (the proposed pedestrian access point for the development). The right of easement is not a right of way. Would the existing owners who have a right of easement on Green Lane retain this and then be liable for the upkeep of this lane or would this transfer to the occupants of the 41 houses? Clarity is needed about this point.
- PL raised the issue of the hedgerows/trees planted at the boundary lines of Welbeck and Wheelers and how they will be likely damaged by the building of the access road. The owners of these properties were urged to put this in their letters of objections – asking the developer how they will deal with this issue and mitigate the damage.
- Concerns that the developer will sell on the site to Optivo/Southern Housing Group for social housing and those on the housing list will be prioritised and not locals.
- Discussions were had about lighting pollution and the 'Dark Skies' policy and how the new development would impact on this.

DP asked one of the members of the public to forward the Clerk the objection letter that he has sent to RDC. DP concluded the Members of the Public open forum by urging those present to make their representations to RDC personal and let them know the direct impact that this development will have on their lives. The more individual comments that are received the better. DP said that the PC would formulate their response incorporating the issues discussed and send a letter to RDC. The Clerk would then send the PC's response to Mary Lenihan for onward circulation to interested parties.

The members of the public left at 8.25pm and the meeting reconvened with the following item:

- 81. To discuss and approve the written response to planning application [RR/2023/1707/P](#) for Pippins, Main Street - demolition of existing dwelling and erection of 41 dwellings, together with associated access, car parking, landscaping (including an attenuation basin) and biodiversity enhancements. Comments to RDC by 26/10/2023.**

Discussions continued related to the following:

- what happens when the attenuation pond is full and whether the run off ditch will be maintained.
- Who will maintain the play area in the long-term.
- Section 106 – avoidance of payment by the developer.
- The housing prices the developers are using as examples in their financial viability statement appear over-inflated.
- Design code – should not be black weatherboard/slate rooves as per the High Weald Coastal Code. Rather it should adhere to the High Weald Country Code of design.
- The pedestrian access from the development onto Green Lane on the Developers map shows steps. These will not allow access for mobility scooters/parents with buggies walking to the school.

RESOLVED: DP said that he would use the PC's objection letter from Nov 21's previous planning application as a template for this application's objection letter as most of the issues remain the same. Key points to cover will be:

- Ownership

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- Highways/Pedestrian access/road safety concerns
- Attenuation pond
- No affordable housing
- Development timescale – mitigation for residents
- Mitigation for residents either side of Pippins.
- No CIL or Section 106.

DP asked GS to put together some comments on the attenuation pond/drainage concerns. DP confirmed with GS that the current Peasmarsh NDP policies could be used as supporting evidence and that RDC should honour these. DP asked PL to provide up to date speeding/traffic data and photos of morning and afternoon light to provide evidence regarding visibility in low sun and safety concerns. DP to draft a response for circulation and email agreement by the PC early next week prior to the 26th October deadline. Once a response has been agreed, Clerk to submit to RDC and send to Mary Lenihan for circulation to interested parties.

82. Dates of Forthcoming Meetings: Monthly meeting, Wednesday 1st November 2023, Memorial Hall, Peasmarsh at 7.30pm.

The meeting finished at 9.20pm.

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date:

1-11-2023