

# ICKLESHAM PARISH COUNCIL

A local council for the peoples of Icklesham, Winchelsea, Winchelsea Beach and Rye Harbour

## Draft Minutes of the Planning Committee Meeting held at Winchelsea Court Hall on Monday 25<sup>th</sup> March 2024

**Cllrs Present:** Ms. N Eldridge, I McConnochie, D Smedley and A Rixon

In Attendance: Jenner Sands, Clerk & RFO. No members of the public were present

*Cllr Warren had given his apologies and Cllr David Smedley agreed to Chair the meeting.*

1. **The Chairman opened the meeting at 6:30 pm.**
2. **To record any apologies for absence.**  
Apologies received from Cllr Justice, Cllr Kitteridge, Cllr Warren and Cllr Stanford.
3. **To receive any Declarations of Interest (Personal or Personal & Prejudicial) by Members.**  
Cllr Eldridge declared a personal interest in relation to item 6 a) as she is a member of the Winchelsea Beach Community Association.
4. **Comments or questions from members of the public present relating to items on the Agenda.**  
There were no public comments or questions.
5. **To approve the Minutes of the Planning Meeting of the 26<sup>th</sup> February 2024.**  
The Minutes were approved and signed.
7. **Unoccupied properties in Winchelsea (3 the 5 Houses and Martens).**  
The Clerk has not received any update since the previous meeting. Cllr Creaser did attend the Full Council meeting on 11<sup>th</sup> March and confirmed that RDC do not have the funds available to compulsory purchase the property. This was noted.
6. **To consider applications referred by Rother District Council:**
  - a) [RR/2024/390/P Winchelsea Beach Community Hall, Sea Road, Winchelsea Beach, TN36 4NA](#)  
Single storey extension to accommodate a new wheelchair-accessible toilet and a new entrance with a level, wheelchair-accessible threshold to the front of the existing Community Hall.  
**RESOLVED:** Support approval.
  - b) [RR/2024/314/P Clinton Lodge, Parsonage Lane, Icklesham TN36 4BL](#)  
Removal of boiler room/outside WC to the rear and sub-division of Clinton Lodge into 2 No. self-contained dwellings. Erection of dormers to the rear and additional vehicular access to the front.  
**RESOLVED:** Support approval on the condition that the rear dormer windows are fitted with opaque glass.
8. **Feedback from the Clerk attending “ Future Shape of the Planning System” Training.**  
The Clerk gave a report on the training attended. Clerk confirmed that it focused on the new Levelling Up and Regeneration Act which came into effect in 2023 although many of the new changes haven't yet been commenced. Clerk confirmed that this would have made Rother's task of updating the new local plan difficult. Clerk confirmed that one of the main pointers she took away from the training is the importance of engaging with the consultation for the new local plan which opens on 12 April.
9. **Flyposting, graffiti and flytipping matters.**  
Cllr McConnochie reported flytipping in the layby between Icklesham and Winchelsea. **RESOLVED:** Clerk is to report this to Rother District Council.

## 10. (a) Decisions and Enforcement Matters advised by Rother District Council.

The following decisions were noted:-

<b>Decisions</b>			
<b>Reference</b>	<b>Location</b>	<b>Proposal</b>	<b>Status</b>
RR/2024/101/T	Land Next to Back Lane, Winchelsea	T4238 - Lime - Lift canopy to clear roof by 2metres, Remove deadwood from canopy, Remove epicormic growth to 8metres on stem.	No objection
RR/2023/2498/P	Bredeside, Sea Road, Winchelsea Beach	Proposed single storey rear and side extension; new cladding, roof tiles and glazing; construction of dormer to eastern side of main roof; installation of solar panels to western side of main roof	Planning permission granted subject to conditions.
RR/2023/2569/P	Cleveland House, Rookery Lane, Winchelsea,	Variation of condition 2 and removal of condition 3 imposed on RR/2023/1097/P to omit the installation of the three air source heat pumps to serve main dwelling and allow the air source heat pump unit for pool house to be located on existing concrete base.	Planning permission granted subject to conditions.
RR/2023/2541/P	Greenspan The Ridge Winchelsea Beach,	Alterations to the existing dwelling including rear extension (retrospective), the creation of a rear dormer and enlargement of the front two dormers.	Planning permission granted subject to conditions.
RR/2024/190/T	The Secret Garden, Annexe To The Armoury, Castle Street, Barrack Square, Winchelsea	Fig Tree - prune to previous cut approx 20%. Cherry Tree - prune to previous cut approx 20%. Elderberry Tree - prune to previous cut approx 20%. Pine tree (two trunks) - remove. Ash tree - remove.	No objection

The following enforcement matters were noted:-

<b>Enforcement Matters</b>			
<b>Reference</b>	<b>Location</b>	<b>Complaint</b>	<b>Status</b>
ENF/326/23/ICK	Knockbridge Farm, Laurel Lane, Icklesham TN36 4AN	Holiday Let	Following site visit there was no evidence that the approved Holiday let was currently being used in breach of planning conditions. I am therefore closing the case NFA No Breach.
ENF/18/24/ICK	Spring Steps, Winchelsea TN36 4EH	Replacement Of Roof Tiles In A Conservation Area.	Application requested within 28 days.
ENF/265/23/ICK	Winchelsea Lodge	Various Breaches -	Site visit made and the Manager

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	Hotel A259 Icklesham Hastings Road Winchelsea TN36 4AD	Advert Signs, Outdoor Kitchen Building, Extension To Rooms, Balconies Added.	spoken too. At this time it is unclear if they will continue trading as the Manager wants to sell up and close his interest in the business. Walked around the site and viewed the areas mentioned in Dan's letter of the 20th Oct 2023. Explained that all of the points were relevant and did require PP if they wish to retain them. I advised him that before submitting an PA he should seriously consider the Pre-app process, with the assistance of professional planning agent, as they still remained unclear as to exactly what they wished to do. The illuminated display near the entrance has been turned down. Also advised him that the beer garden area, which he claims is owned by the pub, should be updated on the Land Registry title, as it is not currently shown.
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## (b) Breaches of planning control.

Cllr Eldridge raised a property on Sea Road in Winchelsea Beach which appears to be doing work to the side and rear of the property. There is no planning permission in place. Clerk is to report this to RDC's Enforcement Team.

Cllr Smedley raised a property in Winchelsea that has various planning permissions in place. However there has been a metal roof installed on one of the outbuildings which does not appear to have been included in the planning permissions. They are also removing chimney stacks which also hasn't been covered in the planning permissions. Clerk is to report this to RDC's Enforcement Team.

## 11. Date & venue of next Planning Meeting.

Monday 8<sup>th</sup> April 6.15 pm at Winchelsea Court Hall.