

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

Minutes of the Planning Committee Meeting held at Winchelsea Court Hall on Monday 10th June 2024

Cllrs Present: Mrs. S Lyward, A Rixon, D Smedley and N Warren

In Attendance: Jenner Sands, Clerk & RFO. Members of the public were present.

1. **To appoint Planning Committee Chairman for Council Year.**
RESOLVED: Cllr Warren was appointed Chair.
2. **The Chairman opened the meeting at 6:15 pm.**
3. **To record any apologies for absence.**
Apologies received from Cllr Ms. Eldridge, Cllr Justice Cllr Kitteridge, Cllr McConnochie and Cllr Mrs. Stanford.
4. **To receive any Declarations of Interest (Personal or Personal & Prejudicial) by Members.**
There were none.
5. **Comments or questions from members of the public present relating to items on the Agenda.**
A resident from Winchelsea spoke in relation to item 7d). He said that he and other residents have major concerns about the application, particularly the fact that the application covers 6 separate things and they are all retrospective. He said that the Winchelsea Lodge is within the Conservation Area of Winchelsea and it seems to be commonplace for them to make the changes and then apply for permission afterwards if and when complaints are made. He said that it is vital for the views etc. to be maintained.
A resident from Winchelsea spoke in relation to item 8 of the agenda. He confirmed that Sally-Ann Hart MP had been involved up until recently in trying to get some action with the unoccupied properties in Winchelsea however things have ground to a halt due to the upcoming election which has been called for 4th July. *The Clerk confirmed that she wrote to Rother following the previous meeting and has not had a response.*
6. **To approve the Minutes of the Planning Meeting of the 29th April 2024.**
The Minutes were approved and signed.
7. **To consider applications referred by Rother District Council:**
 - a) RR/2024/673/P 7-8 Spring Steps, Winchelsea, TN36 4EH
Proposed replacement roof tiles, flat roof coverings, hanging tiles, replacement rainwater goods and soil and vent pipes (part retrospective). **RESOLVED:** support approval.
 - b) RR/2024/801/P Cleveland House, Rookery Lane, Winchelsea, TN36 4EE
Repairs and reinstatement of 3 no. chimneys. (Part retrospective) **RESOLVED:** support approval.
 - c) RR/2024/802/L Cleveland House, Rookery Lane, Winchelsea, TN36 4EE
Repairs and reinstatement of 3 no. chimneys. (Part retrospective) **RESOLVED:** support approval.
 - d) RR/2024/841/P Winchelsea Lodge Motel, Hastings Road, Winchelsea, TN36 4AD
Extension to rear of main building to provide cycle store room with guest bedroom and balcony over. Erection of a BBQ hut. Change of use of area of land (0.08h) to C1. Amendments to planning application RR/2022/2803/P (erection of staff accommodation building) including the repositioning of building away from rear boundary by 1.5m and additional dormer and balcony. (Retrospective).

RESOLVED: the application was broken down as follows:-

1. Cycle room store – **no objection**
2. Balcony over – **objection due to the fact that this could set a precedent and encourage further balconies to be added to guest rooms which would not be in keeping with the local area.**
3. BBQ Hut – **objection as this would encourage people to eat and drink outside later in the evening which would impact local residents (noise and light pollution).**
4. Change of use of area of land – **objection as this would impact the views from the Western slopes of Winchelsea which are protected due to being in the Area of Outstanding Natural Beauty.**
5. Alterations to application RR/2022/2803/P (staff accommodation building) – **no objection**

8. Unoccupied properties in Winchelsea.

Martens and 3 the 5 Houses. **RESOLVED:** it was agreed to keep a watching brief on both properties. It was noted that not much is likely to happen until after the election on 4th July. Crutches Farm – it was noted by Cllr Rixon and Cllr Smedley that a number of the properties have been purchased and the new owner has been doing work on the properties daily. There was a slight delay due to Rother's Conservation Officer being involved. **RESOLVED:** noted.

9. Flyposting, graffiti and flytipping matters.

Nothing to report.

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

The following decisions were noted:

Decisions			
Reference	Location	Proposal	Status
RR/2023/2630/P	Winchelsea Beach Caravan Park, Pett Level Road, Winchelsea Beach,	Variation of open season condition imposed on C/60/67 to extend open season to 11.5 months	Planning permission granted subject to conditions.
RR/2024/390/P	Winchelsea Beach Community Hall, Sea Road, Winchelsea Beach,	Single storey extension to accommodate a new wheelchair-accessible toilet and a new entrance with a level, wheelchair-accessible threshold to Page 3 of 5 the front of the existing Community Hall.	Planning permission granted subject to conditions.
RR/2024/524/T	Sewage Works, Station Road, Winchelsea	H1 and H2 - Hedge - Hedge cutting up to 3m above ground level. T1 - Beech tree - crown lift to 4m above ground level.	No objection
RR/2024/578/T	Glebe, St Thomas Street, Winchelsea	Ash Tree - Remove	No objection
RR/2024/632/T	The Orchards, Mill Road, Winchelsea	T1 - Yew - Remove lowest branch. T2 - Maple- Remove lowest branch.	No objection

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RR/2024/314/P	Clinton Lodge, Parsonage Lane, Icklesham	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.	Planning permission granted subject to conditions.
RR/2024/414/P	Milestone, Hog Hill, Wickham Rock Lane, Icklesham	Revised scheme to previously refused RR/2023/2641/P for the demolition of outbuilding for provision of 1.5 storey side extension	Planning permission granted subject to conditions.

The following enforcement matters were noted:

Enforcement Matters			
Reference	Location	Complaint	Status
ENF/70/24/ICK	Cleveland House , Rookery Lane, Winchelsea	Works Not Included In Planning Permission To Chimneys And Pool House Roof.	Application received
ENF/265/23/ICK	Winchelsea Lodge Hotel Hastings Road Winchelsea TN36 4AD	Various Breaches - Illuminated Advert Signs, Outdoor Kitchen Building, Use Of Field To The Rear, Extension To Rooms, Balconies Added.	Application received - RR/2024/841/P
ENF/18/24/ICK	Spring Steps, Winchelsea TN36 4EH	Replacement Of Roof Tiles In Article 4 Conservation Area.	Application received - RR/2024/673/P

(b) Breaches of planning control.

RESOLVED: Nothing to report.

11. Date & venue of next Planning Meeting.

Monday 24th June 6.15 pm at Winchelsea Court Hall.

Signed

Cllr N Warren
(Chair)

Dated: 24th June 2024