

Lyminge Parish Council

Draft minutes of Lyminge Parish Council Extraordinary General Meeting.
Held on Monday 5th February 2024 in the Tayne Centre, Lyminge.

Present: Cllrs Arnold, Joyce, Moss, Heywood and Alyson.

In attendance: Chani Sanger (Clerk) and nine members of the public.

Welcome: Chair welcomed councillors and members of the public to the meeting, called to discuss planning application 23/2061/FH. An application for the erection of three detached dwellings in Rectory Lane. Chair noted that apologies were not expected from Cllr Norman who has tendered her resignation due to work commitments.

Apologies: Cllrs King and Trayner.

Declarations of interest: None

2. Planning applications: 23/2061/FH

- a. R Duce, resident of Rectory Lane, on behalf of the residents of Rectory Lane, highlighted the following issues that contributed to many objections from the residents of Rectory Lane.
 - Residents believe that the land is agricultural and was previously used to graze sheep.
 - The dwellings would be tall and built on steep land which would result in overlooking.
 - The proposed build area is a poor section of the site.
 - The dwellings would result in loss of light for existing dwellings.
 - No flood management plan.
 - The run off from the dwellings will be substantial.
 - Mayfield Road is already prone to flooding.
 - No sewage provision (sewage runs are in the back gardens)
 - Access to the build site is questionable, the gate was only put in when The Rectory was sold and the entrance way does not belong to the field.
 - Density, three large houses are too much for a plot of that size.
 - Plot three is very high, sitting higher than plots one and two and will tower above existing dwellings.
 - Footings will be outside of the village boundary.
 - The bat report was disingenuous as it was completed during a known roosting period.
 - The residents feel that the proposal is a 'smash and grab' with the developers seeing this as their pension plan. It is not in keeping with the existing dwellings and would compromise the current existence of the residents in Rectory Lane.
- b. Lyminge Parish Council discussion:
 - Ecological survey had been completed once the land had already been stripped which is underhand.
 - The application site is outside of the village boundary and therefore it would be deemed as building in the open countryside.

Lyminge Parish Council

- There is no Ecological Impact Assessment as requested by Natural England.
- The proposed dwellings are overpowering on houses that are already there, especially for Kinross, One Gable and Dolphin Cottage.
- There is no drainage plan for the surface water.
- There are drainage concerns on the whole given that there is no realistic contingency plan mentioned.
- The site is in an SSSI Impact Risk Zone.
- The density of the proposed build on the site is not appropriate.
- The traffic increase would not be suitable for Rectory Lane.
- Lyminge Parish Council echoes many of the objections raised by the residents.
- The application does not feel whole, there is not enough information provided for the council to formulate a complete picture of the proposed development. We would need more information.

Motion: To object to planning application 23/2061/FH based on the above Lyminge Parish Council discussion.

Proposed: Cllr Alyson | Seconded: Cllr Arnold | Motion passed

The Clerk should contact the District Councillors to check that Parish Council objection means that the application will be called to Committee.

3. Date of next meeting: 12th February, The Tayne Centre, Lyminge

Meeting closed at 18:38

Signed:

_____ Chair (Date __/__/24)