

# DALLINGTON PARISH COUNCIL

Minutes of the Dallington Parish Council Meeting (planning)  
held on 12th December 2017

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Present  
Councillors W. Miers (Chairman), N. Holyoake (Vice-Chairman),  
P. Ridley, P. Wilson  
Mrs. I. Marchant (Parish Clerk/RFO)  
Members of the Public

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1. DISCLOSURES OF INTERESTS

The Chairman and Councillor Ridley declared a personal and possibly pecuniary interest in the application.

2. DISPENSATIONS

The Clerk had received dispensation requests from the Chairman and Councillor Ridley. These were granted by the Clerk as Proper Officer as the application is of considerable interest to the Parish and in case of absence there may not be enough Members present for MPC to be quorate and make a resolution.

3. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Bellem.

4. ADJOURNMENT

4.1 Public Question Time

*There were many members of the public present and they were overwhelmingly against this application. Their main objections were*

- *The Parish of Dallington is wholly within the High Weald AONB and this application will have an extremely detrimental effect on its beauty and tranquillity. The size of the huts will mean they are visible from roads and footpaths.*
- *The applicant will change their use of the land from agriculture to tourism.*
- **Access/egress to and from the site**
- *The proposed access/egress is a gate at the top of The Street, a small, rural residential road, that contains a busy primary school, village hall and parish church. The school car park is only available for staff and parents must park in The Street. There is no designated parking area for users of the village hall or the church, these must also park in The Street. During term time and use of the Village Hall and Church, The Street becomes a "one-way traffic only" road, as parked cars make it usable for two vehicles to pass either side.*
- *The proposed access/egress leads directly onto the top of The Street and then the B2096. This road is extremely busy and has speeding/dangerous driving issues. It is presently under scrutiny by ESCC Highways for safety matters.*
- *The Street is extremely busy during term time and safety issues with parents dropping off and picking up are continuous.*
- *Residents were not convinced that only 2 vehicles a day were expected from "glamping traffic" as stated in the application.*

**Impact on residents and livestock**

- *The plans do not show the relationship to adjoining properties and some of the huts appear to be right up against neighbouring properties.*
- *There are serious concerns that residents and livestock will be disturbed, particularly at night with glamping visitors returning, "partying" outside the huts at night, noise, lights etc.*
- *Will the toilet blocks be lit at night?*

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- *The application intends solar panels for heating/lighting, there is no mention of where these are to be situated and their environmental impact on the AONB.*
- *Concerns regarding the disposal of human waste and the impact on neighbouring properties, grazing of livestock.*
- *Considerable concern about lighting and movement, particularly at night and the disturbance to residents and livestock.*
- *Residents were particularly concerned that “glampers”, who are on holiday, will move out of the huts – there is no “lounging” facility within the huts – to the outside and create disturbance to neighbouring properties with noise (music), barbeques etc.*

## **Environmental impact**

- *The applicant intends to remove a 30-foot area of ancient hedgerow.*
- *There are doubts as to whether the solar panels will be sufficient to provide the necessary power and where will the solar panels be situated.*
- *Concerns about the distance “glampers” will have to walk to get to their huts, does this mean that trackways will be required across the applicant’s land?*
- *Concerns about the “Green Lane” coming off The Street (at the side of the Parish Church), residents think that glamping visitors will inevitably begin to use this for access/egress.*
- *Concerns about hardstanding for the huts/toilet blocks.*
- *Concerns about the disposal of human waste, will chemical compounds impact adjacent land and where will rubbish bins be stored and collected.*
- *The site will be totally visible from the footpaths crossing the applicant’s land.*

## **Dallington CofE Primary School**

- *Many residents were concerned about safeguarding issues for the children, as the school playground is adjacent to the proposed glamping site and glamping visitors will have direct vision into this.*

## THE MEETING RECONVENED

### 5. PLANNING

#### 5.1 Planning applications for consideration

RR/2017/2493/P Rabetts Farm, Battle Road (B2096)

Proposed glamping facility – 6 mobile shepherd huts in varying positions and alteration of existing access.

**RESOLVED** – to object to this application. Councillor Holyoake proposed and Councillor Wilson seconded, the voting was unanimous. The grounds for objection are DPC’s response to this application and are shown at the end of these minutes.

RR/2017/2643/TN Rowlands Cottage, side of Carricks Hill

Installation of high speed broadband cabinets – no response required from DPC, this for information only.

### 6. DATE OF NEXT MEETING

22nd January 2019 – Full Council Meeting, in the Village Hall at 7pm

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## **APPLICATION RR/2017/2493/P RABETTS FARM, DALLINGTON**

DALLINGTON PARISH COUNCIL OBJECTS TO THIS APPLICATION ON THE FOLLOWING GROUNDS

- We are concerned about the scales of plans and diagrams.

### SITUATION

- Dallington is a hilltop village in the High Weald AONB and recently ancient forest has been claimed. Dallington consists of undulating hills, rising and falling with distant views to The Downs and even the sea.
- The majority of homes are Grade II listed.
- Unrestricted views will be impacted by this proposed application.
- The highest point in the area is approximately 200 yards from the proposed application.
- The soil on the proposed site is poor drainage clay.
- The applicant currently farms with grazing (sheep) which we assume will not run alongside a glamping site. Therefore, land will change from agriculture to tourism.

### ACCESS

- Dallington Parish Council are in negotiations with ESCC Highways over the dangerous road (B2096) at Carricks Hill. There have been several fatal accidents on this road in the last 9 months.
- One entrance to the proposed site is from this road.
- The statement made in the application that The Street has one traffic movement in every 15 minutes is not accurate. It is a busy road at certain times as
  - Village Hall users rely on road parking.
  - The Parish Church users rely on road parking.
  - School parents take/collect children (around 100 children) around what would be the applicant's new entrance. There are ongoing safety issues with this and the Parish Council and the school are in negotiation with ESCC Highways in an endeavour to reduce speeds and numbers. Artificial gates have been suggested opposite the proposed new entrance on the application.
  - The new car park is for staff only.
  - We do not consider that the applicant's statement that "glamping traffic not expected to exceed an average of 2 vehicles per day," because 6 units with 2 to 4 journeys per day each unit – there we believe that there will be 12 to 24 journeys per day. Users of the glamping site are on holiday in a tourist area and will be visiting many tourist attractions in East Sussex (the huts are too small to stay inside).
  - The on-street parking in The Street creates one-way traffic only as only one vehicle can pass at a time.
  - It is from The Street that the applicant proposes to make the main entrance to the proposed site.
  - The statement by the applicant that he has "given" land for the staff school car park is not accurate. The applicant retains the freehold of the land and the school pay a peppercorn rent.

### ENVIROMENTAL IMPACT

- The proposed entrance/exit from The Street leads directly onto the B2096 and the applicant proposes to remove 60 feet of ancient hedgerow. The primary school was refused their original application for a car park because this involved the removal of 15 feet of ancient hedgerow.
- Looking at the plans and in particular sites 6 and 4 – site 6 is 15 acres from the proposed "car park" and site 4 is 8 acres from the proposed car park – glamping visitors are not going to walk (plus their luggage) this distance, they will require trackways across the applicant's fields and cutting into agricultural land.

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- There is a very narrow Green Lane from The Street (at the side of the church) leading directly to the applicant's lower fields. We are concerned that glamping visitors will inevitably use this for access/egress to the proposed glamping and inevitably lead to increased traffic to The Street.
- Hardstanding will be required for huts and toilet blocks, leading to further erosion of pasture.
- The map attached to the application is showing the least conspicuous sites, therefore admitting that sites cannot be hidden and that the huts/toilet blocks can be moved to different positions, 60 feet in any direction
- Lighting – there will have to be external lighting from huts to toilet blocks for safety reasons. Either coming on at nightfall, or movement sensitive lighting that will come on and off intermittently, resulting in continuous disturbance. Sensitive lighting will inevitably be triggered by deer, badgers etc.
- The application states that all power will be via solar panels. We have concerns to the siting of such panels and whether these panels will be sufficient for the needs of glamping visitors.
- There are no details of cabling attached to the huts from the panels.
- Disposal of sewage – there are not enough details on the application. How will human waste be broken down – with chemicals/dry granular compounds. This will contaminate the local land if it is spread.
- Rubbish bins – where will they be collected and stored.
- Where will the huts/toilet blocks be stored during the winter? If the applicant intends to store these on the proposed car park, this will directly impact Rabetts House (an adjacent property).
- Site 3 is extremely close to an adjoining property.
- The immediate view of the proposed application will be very visible from the footpaths crossing the applicant's land.

## IMPACT ON DALLINGTON PARISH

- The huts/toilet blocks will be clearly seen from properties in Battle Road, South Lane and The Street. Along with this, there will inevitably be disturbance as glamping visitors will wander over adjacent fields (many of which include livestock), leaving gates open, lights/torches flashing on and off.
- The huts appear to be designed for groups together and they are on holiday. No indoor lounging space is provided; therefore, glamping visitors will gather outside, creating noise, probably with music, cooking (barbeques) – creating a general disturbance to our local area.

## DALLINGTON PRIMARY SCHOOL

- Apart from the traffic issues mentioned above, the School and Parish Council have grave concerns about safeguarding issues for the children. The school playground is adjacent to the proposed site and glamping visitors will have direct vision into this.

Dallington Parish Council held a planning meeting on 12.12.17 when this application was considered.

We ask Rother District Council to refuse this application.