

DALLINGTON PARISH COUNCIL

Minutes of the Dallington Parish Council Extraordinary Meeting (Planning)
held on 2nd October 2018

Present

Councillors W. Miers (Chairman), N. Holyoake (Vice-Chairman),
S. Bellem, P. Ridley, P. Wilson
District Councillor J. Barnes
Members of the public

1. DISCLOSURE OF INTERESTS
None declared.
2. DISPENSATIONS
None requested.
3. APOLOGIES FOR ABSENCE
None.
4. OPEN FORUM
DPC Councillors and members of the public made the following comments and expressed concerns.
 - A major concern was increased traffic (both cars and heavy vehicles) on the B2096. The speed limit on this part of the road is NSL (60 mph). The road has a history of serious accidents.
 - The height of the proposed buildings is stated to be 18 feet high.
 - Rother Environmental is currently monitoring complaints about noise from the existing site and there are concerns that this will continue/increase.
 - Councillor Bellem said she would prefer the site to be used for housing.
 - How much more employment for local people would this application generate.
 - Will the hardstanding be permeable?
 - There was a discussion about the colour of the roofs (taken from the architect's drawings) and a preference was stated for a more "local, tile" colour.
 - The B2096 is considered a dangerous road by residents of Dallington and there were concerns expressed about signage distracting motorists. It was agreed that there should be one sign only showing all companies operating on the site.
 - It was agreed by most present that "anything is better than is presently there."
 - It is most important that the tract is never obstructed by any vehicles using the site. There are currently problems with this as residents having to use the track often find it obstructed by heavy vehicles.
 - There are issues with the water supply and nearby residents. It will be essential that the proposed application/site has its own water supply.
 - Clarification is needed regarding sewage disposal from the proposed application. It was suggested by Councillor Bellem that a reedbed would be appropriate.
 - The parking for users of the proposed application appears adequate from the plans.
 - The question was asked if these proposed units will be for employees only or will they also be open to the public, e.g. a kitchen showroom.
 - Councillor Barnes said there is no difference to restrictions to B1 use in an AONB or any other land.
 - Serious concerns were expressed about the asbestos on the current site and the care that must be taken in removing this.
 - Light pollution is a serious concern for nearby residents and automatic lighting is/will be frequently set off by wildlife.

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- The removal of trees must be kept to the absolute minimum for construction work and the remaining trees and their root systems must be fully protected during construction work.
- Delivery times to proposed units, these must be strictly limited to avoid noise/nuisance to local residents.

5. PLANNING

5.1 Planning application for consideration

RR/2018/480/P Coldharbour Farm Estate, Battle Road (B2096)

Proposed replacement of redundant farm buildings with B1/B8 units

RESOLVED – to support this application and express DPC's and Dallington resident's concerns. Councillor Ridley proposed and Councillor Holyoake seconded, the Chairman and Councillor Bellem also supported. Councillor Wilson objected as she thought the application was bringing industry into the countryside and the serious increased traffic concerns. DPC's response to this application can be seen on page 3 of this agenda.

5.2 No other planning matters for discussion.

6. DATES OF NEXT MEETINGS

20.11.18 – Full Council Meeting, 7pm in the Village Hall.

18.12.18 – Planning Meeting (provisional only), 7pm in the Village Hall.

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Planning Application RR/2018/480/P
Coldharbour Farm Estate, Battle Road (2096)
Proposed replacement of redundant farm buildings with B1/B8 units

Dallington Parish Council supports this application – but there are serious concerns as listed in the comments below.

- Increased traffic - (both cars and lorries) in and out of the units (application states 46 cars). The B2096 is a busy, winding road with lots of bends. The speed limit on this part of the B2096 is the NSL (60 mph). The entrance has poor sight lines and already there have been many accidents, both fatal and serious. This includes the B2096 continuing through Woods Corner, down Carricks Hill and onwards.
- Signage – important that there is no distraction from a multitude of signs at the entrance. One sign listing all companies working there must be sufficient.
- Obstruction to residents – it is essential that there is no obstruction to residents accessing the entrance to get to their homes. Obstruction by vehicles using the Coldharbour Estate is already a problem.
- Noise affecting nearby residents – there is currently a problem with noise from an extractor fan affecting nearby residents. RDC Environmental are involved and monitoring this.
- Colour of roofs – these look “glaring” from the architect’s drawings, a more local “tile” colour would be preferred.
- Is the hardstanding to be used permeable?
- How much more employment can be guaranteed from this application?
- Water supply – it is essential that these unit have their own water supply. At present the Coldharbour Farm Estate and nearby residents use the same supply and there are problems.
- Disposal of sewage – what are the arrangements for this should the application be approved? A reedbed is a possibility.
- Will these units be just for work and the employees, or will they be open to the public, e.g. a kitchen showroom?
- There is a lot of asbestos on the current site and great care must be used to cleaning this up and its disposal.
- Trees on site – the removal or modification of trees is kept to the absolute minimum required for construction work and the remaining trees and their root systems are fully protected during building works.
- Light pollution – this is a serious concern for local residents and any automatic lighting will be frequently set off by wildlife, e.g. deer, badgers, foxes etc.
- Delivery times – these should be strictly limited to avoid noise/nuisance to local residents.

This application was considered by Dallington Parish Council at their planning meeting on 02.10.18.