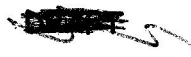


POYNINGS PARISH COUNCIL

Clerk to the Council
Mr Colin Warburton



Minutes of the Extraordinary meeting of Poynings Parish Council held in the Village Hall on
Wednesday August 11th, 2021 at 7.00pm

Present: John Digby Chairman
Michael Crowther
Fiona Weir

Colin Warburton - Clerk to the Council

7 members of the public attended

1. **Apologies**

Paula Seager is away. Neville Searle, not known.

2. **Minutes**

The Minutes of the previous meeting, as circulated, were agreed and duly signed by the chairman.

3. **Planning Applications**

a. SDNP/20/05773/FUL | Part demolition of light industrial building, formation of a new east facing elevation and the erection of 3 dwellings, access, car-parking and landscaping alterations | Aviation House The Street Poynings BN45 7AQ

This was the same at the previous application and it was agreed the Council will submit the same objection.

b. SDNP/21/03709/HOUS | Replacement extension to the eastern elevation with external alterations | Shepherds Hey The Street Poynings BN45 7AQ

After discussions with the applicant and residents, the Council decided that the project as proposed would have detrimental impact in this old part of the village.

The council agreed unanimously to object for the following reasons:

- a) Although the applicant has tried to mitigate the impact of the development on the adjacent listed buildings, trying to squeeze a quart into a pint pot doesn't work. Its scale is out of proportion with the rest of the dwelling and the surrounding conservation area.
- b) The quirky wall, acting as boundary between Shepherds Hay and the lane, built in about 1903 should be retained in full, this is shown on the SDNP Poynings Conservation area appraisal and Management plan page 12. This picture, unlike the ones in the application, also shows how the higher and longer extension would have a negative impact of the view of the grade II listed buildings behind.
- c) In the Councils view, the proposed white weatherboarding on the extension is not in keeping with the local area and is quite dominating, (the examples of buildings in Winchelsea and Rye are not local as stated in the Planning statement).

- d) The existing property is a small artisan dwelling in a tight area, within the conservation area, and a replacement extension of the proposed overall height and dimension does not seem appropriate.
- e) The window replacing the arch, along with a new flint wall that is significantly higher, is incongruous and would spoil the view of the listed building when passing along the Street or causeway footpath.
- f) There are concerns about the proximity of the extension to the existing boundary wall with Stream cottage. Maintenance of this wall would be difficult without access.
- g) In the planning statement it states that the applicant and agent have sought dialogue with both close neighbours and other householders within the Conservation Area. It does not say what the outcome was.
- h) It also states that the new extension is designed to be externally subordinate to the existing house in terms of scale. Looking at the site and the existing building, rather than just the drawings, this does not appear to be the case.
- i) Stream cottage is built on a cruck frame without foundations, it would need specialist independent surveyors to check if this development would affect this.
- j) There seems to be some confusion over the right of way to Stream and Oak cottages where the proposed new back door would be situated, this needs to be checked. Also, the proposed bin area and who owns the bank. Putting a bin store right by the side of listed properties would not appear to enhance the view.
- k) The Council believes that that the extension as proposed would have a detrimental impact on this very old part of the village

4. Planning Document (SPD) Consultation

It was agreed that it was better if individuals made their own input into the consultation rather than the Parish Council.

The Chairman thanked everyone for attending and closed the meeting at 8.00pm



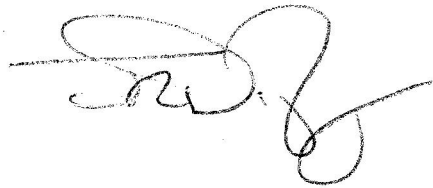
14/9/21

The following amounts have been paid for June 2021 and July 2021

Date	Payee	Amount
02/07/21	Martin Brennan - Grass cutting	£240.00
02/06/21	Clerk wages May - June 2021	£746.54
02/06/21	HRMC	£86.80
	TOTAL	£1,073.34

Receipts for June 2021 and July 2021

Date	Payee	Amount
	TOTAL	£00.00



14/9/21