

**MAYFIELD AND FIVE ASHES PARISH COUNCIL**

**MINUTES OF MEETING OF MAYFIELD AND  
FIVE ASHES DEVELOPMENT COMMITTEE  
HELD AT LONDON HOUSE, HIGH STREET, MAYFIELD,  
ON MONDAY 17 AUGUST 2009 AT 0930 HOURS**



**Committee Chairman Councillor Deveda Redman**

**9D03  
FINAL**

**SUMMARY OF MEETING**

- Amendments to Parish Plan resulting from LDF agreed.
- WDC Local Development Framework Housing and Employment Strategy discussed and conclusions reached.

**ATTENDANCE**

**Councillors**

Deveda Redman	(DR)	Present and Voting
Patricia Balfour	(PB)	Present and Voting
Jerry Watkiss	(JW)	Present and Voting

**Lay Members**

Garnet Shackel	(GS)	Present
Leonard Trevellion	(LT)	Present
Steve Harland	(SH)	Present
Brian Pike	(BP)	Present

Councillors Present and Voting	3	Apologies for absence	0	Not present	0	Total	3
Lay Members Present	4	Not Present	0	Apologies for Absence	0	Total	4

**Also Present**

David Thompson (DT) Parish Clerk

## **MINUTES**

### **1. COUNCILLORS DECLARATIONS OF INTERESTS ON AGENDA ITEMS**

- 1.1. There were no declarations of interest by Councillors.

### **2. MINUTES OF MEETING 20 JULY 2009 (9D02)**

- 2.1. It was noted that the minutes were in draft status and still needed approval of the Parish Council.
- 2.2. Action progress was reviewed and details given in Appendix 1.
- 2.3. With regard to minute 9D02/4.3, it was agreed to add the names of the Councillors presiding over each 'Open Door' consultation session.
- 2.4. With regard to progress with the Power of Well Being legislation the Clerk reported that seven Councillors had been certified as qualified in the use of the power to date.

**ACTION DT**

### **3. STEPHEN MARSDEN**

- 3.1. The Clerk reported that Stephen Marsden had been unable to attend the meeting, but had indicated a willingness to attend future meetings. Stephen Marsden had recently joined the housing department of Wealden District Council. It was agreed to invite Stephen to a meeting of the Development Committee in the near future.

**ACTION DT**

### **4. LDF CONSULTATION PART 2**

- 4.1. JW reported on the work of the last committee meeting and conclusions reached. Owing to the importance of the LDF the options were re-examined, and the effects of the proposed developments identified.
- 4.2. After an in depth debate it was agreed that the existing choices (made at the previous meeting) should be retained and the Parish Council be asked to support the chosen policy.

The chosen policies were:

- Housing Option 3 Growth focused on Uckfield and Polegate, 51-100 extra dwellings. Allowing for the Wealden District Council figure of 111 houses already committed. This would make the Mayfield and Five Ashes target of housing over the 20 year period (2006-2026) to be between 162-211 dwellings.
- Employment Option 7 Dispersed employment developments.

- 4.3. The reasons for adopting Option 3 for housing, over options 1-2 and 4-6 were to achieve an overall building policy based on infill and the development of possibly one or two extra sites. It represented a build rate of around 8-10 per year over the 20 year period, heavily loaded at the front end because of the Parish Council's commitment to affordable housing projects.

<b>Option</b>	<b>Description</b>	<b>Committee View</b>
1	Proportionate growth in existing settlement hierarchy 151-200 <b>extra</b> dwellings.	Considered to be too many and would impact heavily on Area of Outstanding Natural Beauty.
2	Growth focused on Uckfield and Hailsham 26-50 <b>extra</b> buildings.	Low number enough houses will be built on our area.
3	Growth focused on Uckfield and Polegate 51-100 <b>extra</b> buildings.	Right sort of balance, believe would be acceptable and gives a balanced view. <b>CHOICE.</b>
4	Housing distribution reflecting AONB, affordable housing needs and accessibility criteria. 11 – 25 <b>extra</b> dwellings.	Not seen to be fair. Totally protects AONB and does not allow growth for residents.
5	Growth based on rural services. 11 – 50 <b>extra</b> dwellings.	Growth of natural building would exceed the target numbers.
6	Growth in Lewes/Uckfield railway line catchment. 51 – 100 <b>extra</b> dwellings.	Not feasible, problems of access at Uckfield and surrounding area. Cash shortage. Needs massive infrastructure investment.

- 4.4. With regard to the employment options, Option 7 was seen as the only choice for Mayfield and Five Ashes. The other options would aggravate our meagre public transport services and cause an increase in motor car use.

<b>Option</b>	<b>Description</b>	<b>Committee View</b>
7	Dispersed employment developments.	Employment is badly needed in our area. There are increasing business losses, and small shops are losing steadily. The only option which would provide local opportunities for people.
8	Town and service centre employment focus.	Out for reasons above.
9	Intensify existing employment locations.	Out for reasons above.
10	Polegate/Hailsham focus with support from Uckfield and Crowborough.	Out for reasons above.

- 4.5. The effects of the Wealden District Council policies on our existing infrastructure were many and serious. The following were identified:
- Road capacity not large enough.
  - Over 15% additional need for sewage, water, energy and communication services.
  - Over 15% additional needs for waste disposal.
  - Car parking inadequate.
  - Pre school and primary school provision already stretched.
  - Lack of modern doctors facilities.
  - Lack of community space.
  - Need for allotment provision.
  - Need for regular bus service to Crowborough and Wadhurst.
  - 20% of Mayfield and Five Ashes population were over 66.
- 4.6. The Committee considered that the meeting of the above conditions should be a condition of meeting the enhanced housing provision.
- 4.7. The following actions were agreed:
- Clerk to advise WDC of the Committee's deliberations and circulate the letter to Committee Members.
  - Ratification of the Committee's views to be sought at the September meeting of the Full Council.

**ACTION DT**

## **5. LDF PUBLIC CONSULTATION**

- 5.1. The Clerk reported that a LDF consultation presentation had been held in London House 'Open Door' between 0930 and 1130 and was attended by a Councillor in each case.

Wednesday 5 August     J Watkiss

Wednesday 12 August    P Balfour

Feedback from the consultation had been taken into account by the Committee.

- 5.2. It was agreed to hold further sessions on:

Wednesday 19 August    P Balfour

Wednesday 25 August    Clerk/D Kirkness

**ACTION DT**

## **6 PLAN UPDATE**

- 6.1 Amendments to the plan to reflect the effects of the core strategy were identified as shown below:

- The strategy for the size of future development should be focused on small size scales, of about 12 houses per year for both Mayfield and Five Ashes to prevent an over demand on the infrastructure and character of the village. (NC)
- Housing density for new developments to be 30-35 houses per hectare as stated in the Non Statutory Plan. (NC)

- Ensure sufficient affordable housing is provided to meet the needs of those who require such accommodation and who have a connection with the village(s). (NC)
- Ensure all development schemes include not less than 25% affordable housing/general development (NC)
- Encourage sufficient retirement accommodation to meet the specific needs of the villages' older population. (NC)
- Ancillary dwellings for elderly/disabled relatives or carers should be allowed provided appropriate controls are in place and these controls are totally enforceable. (NC)
- To ensure that any building development is within the Planning Guidelines and is not to the detriment of the appearance and character of the villages. (NC)
- Encourage the development of rural businesses which would use, and improve the condition of existing rural buildings. (NC)
- Ancillary dwelling to businesses, providing key rural services, should be permitted appropriate controls are in place and enforceable. (NC)
- Ensure that the plans for new village community hall(s) are in keeping with the local environment.
- Housing development since 2006 must be counted in the total of new development and build rates should not exceed 12 per year over the period and should be accompanied with the necessary infrastructure improvement.

(Note NC = No Change)

6.2 It was noted that the base numbers of houses built or committed since 2006 were identified as follows:

Wealden District Council	111
Mayfield and Five Ashes Parish Council	126
Difference	15

The Clerk would work with Wealden District Council to identify the differences and agree a common base number.

**ACTION DT**

## **7 SOUTH STREET CAR PARK AND ALLOTMENTS**

7.1 With regard to housing numbers, the Clerk advised the Committee that Councillor Bramwell had asked for a debate and possibly a resolution on the South Street car park and allotments housing project.

This may or may not have an effect on our housing provision policies.

## **8 MEETING DATES**

8.1 Meeting dates were agreed as follows:

9D04 5 October 2009

9D05 30 November 2009

and third Monday in month thereafter.

**ACTION DT**

## **9 ITEMS OF INFORMATION AND NEXT AGENDA ITEMS**

9.1 There were no items of information on next agenda items.

**THE MEETING CLOSED AT 2100 HOURS**

**THE NEXT MEETING OF THE MAYFIELD AND FIVE ASHES DEVELOPMENT  
COMMITTEE WILL BE:**

**VENUE: LONDON HOUSE, HIGH STREET, MAYFIELD**

**DATE: 5 OCTOBER 2009**

**TIME: 1930 HOURS**

Annex 1

**DEVELOPMENT COMMITTEE ACTIONS AT 9D01**

<b>MINUTE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>
• 6D10/6.2	Mayfield Open Day Questionnaire packs to be presented to mothers visiting Mayfield Primary School – Held for later date.	<b>HELD</b>
• 6D10/11.2	PX/JC to consult with Mayfield and Five Ashes Society with regard to the update of the 1969 Conservation Area Paper. In hand.	<b>OPEN</b>
• 8D06/4.4	List of houses in conservation area – in hand.	<b>OPEN</b>
• 8D06/5.3	Boundary Review – in hand with WDC.	<b>OPEN</b>
• 8D06/7.4	Surplus Land A267 – in hand with ESCC	<b>OPEN</b>
• 8D06/8.3	Wadhurst Parish Plan. Clerk to obtain copy. In hand.	<b>OPEN</b>
• 9D01/4.2	Develop public consultation sites. In hand.	<b>OPEN</b>
• 9D01/5.1	Annual report distribution to be arranged. <b>Done.</b>	<b>CLOSED</b>
• 9D01/5.2	Annual report Financial Section to be updated. In hand. <b>Cleared.</b>	<b>CLOSED</b>
• 9D01/7.1	Distribute Housing Renewal Strategy. In hand.	<b>OPEN</b>
• 9D01/7.2	Additional requirements for housing schemes to be taken into account of scheme.	<b>OPEN</b>
• 9D01/8.1	Distribute Empty Housing Strategy. In hand.	<b>OPEN</b>
• 9D01/9.3	Consultation with parishes on social housing issues to be taken up with WDC.	<b>OPEN</b>
• 9D01/10.1	Meetings to be expanded to six. <b>Done.</b>	<b>CLOSED</b>
	<b>Actions from Meeting 9D02</b>	
• 9D2/2.2 • 9D2/3.1	Community involvement and Risk Assessment documents to be posted on website – in hand.	<b>OPEN</b>
• 9D2/4.3	Clerk to organise LDF Core Strategy Housing and employment sessions at ‘Open Door’ London House each Wednesday in August. Done.	<b>CLOSED</b>
• 9D2/6.1	Clerk to allocate extra meeting dates for 2009. Done at 9D03.	<b>CLOSED</b>
• 9D2/7.1	Clerk to follow up with MA arrangements for Best Village competition –in hand.	<b>OPEN</b>