

RODMELL PARISH COUNCIL

Minutes of the Extraordinary Meeting held On 10th April 2024 at 7pm at Rodmell Village Hall

Present: Councillors – Claire Dishington (Chair) (CD), Sue Carroll (SC), Nicki Myers (NM) Chrissie Toye (CT), Fred Wettern (FW), Oliver Rathbone (OR)
Lynette Kemp (LK) Parish Clerk
Nine members of the public members of the public were in attendance.
Stuart Paine – HAPA Architects

- 1. Apologies and Declarations of Interest** – Apologies were received and accepted from Cllr Georgina Hickey

Public Questions

A member of the public spoke regarding agenda item 3, - all building sites compromise traffic in the area, and, on the face of it this may appear a minor development, the scale of the demolition and rebuild is very significant. The lane leading to the site narrows significantly and is therefore a danger to the public. This is a lane used by vehicles, walkers, horse riders and cyclists. There should be a traffic plan and felt these issues have not been addressed in the planning documents. Having worked on building sites for 12 years they are aware of the amount of heavy vehicle movements that will be required. The problem of contractors' vehicles parked in the surrounding area is also a concern. Questions were asked regarding the construction method.

Stuart Paine – understood the concerns and advised that the site itself is of such a size that contractors' vehicles can be kept on site. The submission of a CEMP will define how traffic will be managed. Post completion there will be no increase in vehicle movements. The CEMP will state that contractors will be requested to use smaller vehicles. Regarding demolition masonry from the existing building, this will be used for the slabs for the new building, therefore reducing vehicle movements resulting from the demolition. The CEMP will be submitted before works commence. The build process will take approximately 18 months. The F10 document will be submitted to the HSE before works start.

The existing house is originally 1930's with relatively modern additions. The new build will not exceed the existing roof height therefore reducing the impact and a visual impact statement has been carried out.

A member of the public commented that it would not be possible for all materials to be carried on smaller vehicles and asked that a method of communication was set up between residents and the site manager. The access from the C7 is particularly difficult.

Stuart Paine – agreed that communication was important and suggested the possibility of a banksman to assist with vehicle movements and should always be on call for the movement of larger vehicles.

Another member of the public commented that the proposed building was considerably bigger than the residence currently and they also had concerns about the amount and type of vehicles using Mill Lane.

- 2. Members to agree confidential items on the agenda for the exclusion of the press and members of the public.**

Agenda item 6 – Villager of the Year

- 3. Planning Applications** – to consider the following planning application:

SDNP/24/00954/FUL Mill Hill, Mill Lane, Rodmell, BN7 3HS

Demolition of existing house, garage and pool house, to be replaced with new 5 no. bedroom house and pool house, including associated landscaping works.

Standing orders were suspended to allow Stuart Paine of HAPA Architects to answer Councillors' questions.

CD – stated the need for stipulated delivery hours, and reiterated that the narrow lane is used by walkers, horse riders, cyclists and other vulnerable road users.

CT – it was very important that anyone with health issues could exit from Mill Lane.

NM – asked questions about sustainability and the use of Passivhaus technology.

Questions were asked about the need for 3-phase power supply.

Stuart Paine – there will be high levels of insulation, and the new build will be an exemplar of modern technology. There will be an air source heat pump topped up with solar power. The proposed building will be constructed using Passivhaus principles. The suggested design will have an 'A' energy use rating, the current house is 'F' rating.

Standing order were reinstated.

Following further discussion it was **agreed** that Rodmell Parish Council **SUPPORTS** this application subject to the following conditions:

- That Passivhaus software is used to model the new building to ensure the best outcome in terms of heat loss in winter and cooling in summer.
- If planning is granted, that a CEMP is put in place - there are concerns around traffic management to the site due to the single-track nature of Mill Lane. We would request that traffic is controlled to between 8-11 and 4-5pm only as this is a road which is heavily used by walkers, horses and cyclists.
- If planning is granted, that there is a communications strategy between the building contractor and the Rodmell Parish Council in relation to traffic management

4. Annual Parish Assembly – following discussion the following was agreed: -

- Availability of a projector and cables has been confirmed
- OR will provide a laptop and deliver to CD
- The clerk will contact the Village Hall Committee regarding the availability of a microphone
- CD will act as compere during the evening
- Setting up from 6.30pm
- Copies of presentations will be sent to the Clerk to assist with the minutes
- A compact Parish Priority Statement will be placed on each chair, with 20 copies of the appendix available (cost £36). 100 copies of the PPS to be printed (cost £78)
- NM to send the full PPS to John Gillies to be posted on the Parish website.

5. Annual Newsletter – following discussion the following was agreed: -

- The draft newsletter was approved
- Printed copies to be available on Friday
- 200 colour copies to be printed by Lewes Print
- SC will send the distribution list to CD
- The Clubs and Societies flyer will be printed on one sheet, double sided, OR will format
- SC and CT were thanked for their hard work

Members of the public were asked to leave before the following item.

6. Villager of the Year – following discussion the recipient was agreed

The meeting closed at 8.25pm