

HERSTMONCEUX ELECTRICITY WORKS RESTORATION COMPANY Ltd

Box 1
The Old Steam House,
Lime Park,
Herstmonceux,
East Sussex, BN27 1RF



District Planning Officer
Wealden District Council
Pine Grove
Crowborough
East Sussex TN6 1DH

Ask for: R Martin

18 June 2007

Dear Sir or Madam:

RE: The Old Rectory, Lime Park, Herstmonceux WD/2007/1331/E

We write with reference to the above application and the previous application for a similar change of use with alterations, made by Mr and Mrs Townley, which was withdrawn.

This application is in respect of a turn of the century stables, which use changed in about 1948, to use as a Rectory by the Church. The building is outside the village framework and in a secluded park, for which restrictive country policies apply, except where there are agricultural or other exceptions. The Local Plan requires that applicants for development in the countryside will need to show good reason why the particular proposal should be located here, or that there is an over-riding need for the development.

The present owners are a retired couple occupying the buildings for many years and not applying for any changes of use when purchasing the property in 1986. The buildings have been adequate as accommodation, without the need for alterations or a change of use for them and other occupiers over the years.

We respectfully submit that none of the above criteria have been met which would justify the proposal. As far as we can determine, there are no special considerations which would validate this kind of development in this rural location. Here, we should like to draw your attention to the decision letter of Raymond Michael dated 22nd October 1997 and please see Paragraph 66.

WEALDEN DISTRICT COUNCIL	
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Registered in England and Wales registration Number: 02448333
Registered Office: The Old Steam House, Lime Park, Herstmonceux, East Sussex, BN27 1RF

Parking congestion – Unacceptable traffic conditions:

The owners have already tried to change the use of part of their garden fronting onto the shared drive, to a car park without planning permission, which use has been contested to prevent regularisation. since it hampers effective enjoyment of the drive and is an ongoing issue. The problem being that there is limited space in the Park for guests parking, before passage is impeded, with one eye on the East Sussex Act, as to access issues in emergencies. There was in fact a fire in Lime Park a few years ago, where the Fire Brigade were in attendance. Consequently, the applicants would need to provide additional parking facilities on their land, such as not to erode any rights already granted by way of shared access, and here is the nub of the existing car park issue. See Paragraphs 58, 59 and 63 of the decision letter, where this principle is established – WD/95/2284 – T/APP/C1435/A/96/265962/P2.

In addition, the present owners have deliberately allowed Leylandii shrubs to grow out of control, in nuisance neighbour fashion and contrary to High Hedge legislation, about which we may need to come back to you as to enforcement, separately and at a later date.

Listing Status – English Heritage Application 161759

In this case special consideration should properly be given when determining the proposal, since English Heritage have given an application for listing reference number 161759. The Old Rectory is mentioned in an Affidavit by a former gardener named Ron Saunders, as being used in conjunction with The Old Steam House, which is itself on a Monument Protection Programme. East Lodge is already a listed building. Hence the area is already accepted as being of some local historic interest, apart from any that may be accorded by the state.

It is our understanding that the special interest of this site encompasses the use of the estate in the context of the early electrical generating industry, examples of which are Rudyard Kipling's 'Batemans' and Battersea power station, at opposing ends of the scale. It seems that the former owners of the Park, generated electricity for the whole village, about which significant evidence exists.

Should the Rectory become listed in the near future, then it may be any permission that might be granted in between would not be implementable, hence become the cause of confusion and or claims by the applicant, where formerly PPG16 and other government Circulars advise that local authorities should consult with the County Archaeologist in the first instance, then English Heritage if there are any questions as to archaeological value. Where we have advised a listing application is in progress, it might therefore be prudent to defer determination of the application for reports to be obtained.

WEALDEN DISTRICT COUNCIL	
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As and when the application and/or reports are in a condition for a balanced decision to be made, we may wish to be heard, and would ask you to please bear this in mind and keep us informed as to developments.

We look forward to hearing from you accordingly and if we can be of any further assistance in this matter, please do not hesitate to contact us.

Yours sincerely

A large black rectangular redaction box covering the signature area.

HX Electricity Restoration Co Ltd

18 JUN 2007
PLANNING AND
REGULATORY SERVICES