

# Burwash Parish Council

Minutes of the Extraordinary Meeting

Held on the 25<sup>th</sup> September 2017, at 7.00pm at Swan Meadow Pavilion, Ham Lane, Burwash

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Chair Cllr Vereker, Planning Chair - Cllr Jenner, Cllr Caulkin, Cllr Kenny, Cllr McBride, Cllr Moore

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## 1) Apologies for Absence

Apologies were given and recorded for Cllrs Crabtree, Dixon, Durrant, Pope, also District Cllrs Kirby-Green and Barnes.

## 2) Disclosures of Interest

There were no declarations of interest.

**Public Questions and Statements – All questions and observations related to planning applications RR/2017/456/P were made by the public not Cllrs.**

### Members of the public

- a) asked why this application was even being considered by RDC as half was on red and half on amber sites according to the SHLAA
- b) asked why, considering the success of the application for the development of 30 dwellings at Strand Meadow, this application was being allowed to proceed
- c) the new houses would be visible from 3 directions, considered unacceptable in an AONB
- d) the increase in traffic has been under-estimated because of the edge of village location
- e) arrangements for surface water drainage and sewerage are inadequate
- f) doubts were voiced as to the true affordability of the affordable element and the rationale behind the numbers being included

### The Chairman re-opened the EGM

## 3) Planning Applications

Councillors resolved to discuss application RR/2017/456/P.

### a) **RR/2017/456/P - Shrub Lane - land North West of, Burwash TN19 7BU**

Demolition of the existing buildings and structures on site and the erection of 42 dwellings, enhancements to Shrub Wood, together with an additional 1.4ha of new Community Woodland. **Resolved** that the objections stated in the letter of 19<sup>th</sup> April 2017 stand and in addition, as outline permission has been granted to build an additional 30 houses at Strand Meadow, this development proposed by Denton Homes in Shrub Lane should be refused outright. A copy of the full objection is attached. It was also **Resolved** that a Petition be sent to RDC requesting the right to speak at the Planning Committee hearing this application.

**The meeting closed at 8pm.**

**Response to consultation request from RDC on Land NW Shrub Lane Planning Application  
RR/2017/456/P – submitted on 25<sup>th</sup> September 2017**

I refer to the above Planning Application which has recently been amended and on which Burwash Parish Council (BPC) is currently being consulted.

It was resolved at the EGM held on 25<sup>th</sup> September 2017 that having considered these revisions our concerns remain as set out in our letter to you dated 19<sup>th</sup> April 2017, a copy of which is attached for your convenience.

However, we have the following areas of concern rising specifically from the revised application and, additionally, as a direct result of the recently approved application for a development of 30 new dwellings at nearby Strand Meadow.

The developers have not taken the opportunity to address the considerable ecological issues raised against the previous application regarding the sensitive ecology of the site.

The developers have not addressed concern raised by Southern Water that its wastewater treatment works does not have the capacity to accommodate the flow from this development – and it should be remembered this statement was made *before* approval was granted for 30 dwellings on Strand Meadow.

The increased traffic movements occasioned by this proposed development combined with that at Strand Meadow have been under-estimated due to the distance from village amenities that will give rise to more vehicle journeys. The proposed footpath designed to give access to the village centre will not be a practical option for many.

The affordable homes element of the application is lacking in sufficient detail for a true opinion to be made. Rother District Council need to insist on “true affordable homes in line with Social Rent Levels and capable of meeting local needs and incomes”. If the application’s definition of ‘affordable’ is 80% of current market price, these are not affordable in any true sense of the word and should be discounted in determining any social advantage this development might bring to Burwash.

Burwash Parish Council strongly OPPOSE this Application; with the inclusion of 30 houses in Strand Meadow (already approved by Rother) a further 42 houses will strangle Burwash with too many houses of the wrong sort, in the wrong place and with an out of date infrastructure unable to cope.

To this end Burwash Parish Council have already submitted a Petition and ask that their chosen Petitioner is invited to speak at the Planning Committee Meeting on 12<sup>th</sup> October 2017.