

Burwash Parish Council

Minutes of the Planning Committee

Held on the 27th March 2017, at 6.30pm at Swan Meadow, Burwash Village

Planning Chair - Cllr Jenner, Cllr Caulkin, Cllr Durrant, Cllr Elmslie, Cllr McBride, Cllr Moore
Cllr Nash, Cllr Pope and Cllr Vereker

1) Apologies for Absence

No Apologies of absence were received.

2) Disclosures of Interest

Cllr Caulkin and Cllr Elmslie both declared that they were members of No Concrete but only as observers. Cllr McBride declared she receives emails from No Concrete for information.

3) Public Questions and Statements – All questions and observations related to planning applications RR/2017/456/P and RR/2017/582/P were made by the public not Cllrs.

Council replies in italics.

- a) A request was made to make the work of the Neighbourhood Plan (NP) more widely known through the village – *Further consultation will be taking place regarding the NP and the working group will ensure other channels and possibilities are explored to engage more residents. The original consultation notice was sent to every household.*
- b) What regard is given to the additional infrastructure if one or both developments go ahead – *Infrastructure specifically the school, sewerage and water provision must be taken into consideration.*
- c) One resident raised that they had no concerns over the development except for the overall size. It was noted that they felt there is a great need for affordable housing within the village. Young families find moving to or staying in the village unaffordable – *Cllrs agreed and noted that when Hastoe is completed and Rectory Court becomes available this will also allow houses to be freed up to allow new families to move into them.*
- d) What is meant by affordable – *When it comes to renting affordable homes should cost no more than 80% of the average local market rent. When buying homes this could be 1st time buyers which are 80% against the market or shared ownership.*
- e) If this site is not used where else could the houses be put – *Infill sites of 6 or more houses could work however there are a lot of constraints within the village. All of the sites identified through the NP call for sites are either unsuitable or too small.*
- f) How many houses are required to be built - *The housing target of 52 until 2028 and this is solely within the village not the Weald or Common both of these have a target of 0.*
- g) Why are the developments in this area of the village especially as access is such an issue – *A lot of the time developers do not know the village in detail. The SHLAA is a document that Rother wrote and developed identifying potential sites.*
- h) In regard to infrastructure the sewerage works are an issue there has been two leakages this year already – *The sewerage capacity and system will need to be taken into consideration by Rother and the impact the development would have on this. Southern Water will also be consulted on this.*
- i) What happens if the housing need is not met – *The NP and Rother's housing supply strategy will help to ensure the need is met. Currently the NP is not at a position to be active in protecting the village and Rother do not have their 5 year housing supply plan. Neither of these aspects will change to have any regard to these two developments therefore the Parish and District council will need to do their due diligence when considering these applications. Please note that the Parish Council is only a consultee with no legal powers and it is Rother that make the final decision on this matter.*

- j) How can Burwash Parish Council and Rother District Council ensure that, if Denton Homes are granted planning permission for the 45 houses on land in Shrub Lane, there isn't the disaster that has happened with the Hastoe build – *The Parish Council has no power in these matters but will always pass on local community comments and concerns to the relevant bodies when agreed at full council.*
- k) As Denton Homes don't have a reputation for large scale builds, according to their web site, what if they decide to sell the land on to another builder with the planning permission? – *The Parish Council has no control in this matter.*
- l) What is the current housing need for the village – *This is currently for 19 properties (to house around 30 people) with over 50% of these required for people over the age of 55+. Cllrs reminded people that housing need is only recorded for those people who have registered. If there are other people then they are encouraged to register their needs. These figures are also only for the affordable rented. The District Housing Needs and Stock Analysis will be coming out in June 2017.*

4) Accuracy of the minutes of the previous meeting

Draft Minutes of the Council Meeting held on 06/03/17 as a correct record of the proceedings.
RESOLVED – Draft Minutes of the Council Meeting held on 06/03/17 confirmed as an accurate record of the meeting. A full account of the objections to give to Rother District Council were included and agreed.

5) Planning Applications

Councillors resolved to discuss applications 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 45 dwellings, enhancements to the existing Shrub Wood, together with an additional 1.4ha of new Community Woodland.

No Decision: The Parish Council stated that as they have received an extension until the 19/04/17 to submit their comments. This is most welcomed but it will mean no further discussion at this meeting.

RESOLVED

- i) To host an EGM on the 10/04/17 to discuss planning applications RR/2017/456/P and RR/2017/582/P.

b) **RR/2017/481/P - Kestrel House, Heathfield Road, Burwash TN19 7LA**

Rear extension, replacement porch and alterations - revised proposals following refusal of RR/2017/68/P.

SUPPORT APPROVED – OWPC10320

c) **RR/2017/687/P - Kestrel House, Heathfield Road, Burwash TN19 7LA**

Provision of new access drive following refusal of RR/2017/181/P.

No Decision – This is a Highways Matter.

d) **RR/2017/512/A - Burwash Service Station, Heathfield Road, Burwash TN19 7HN**

1 No. internally illuminated fascia sign and 2 No. non-illuminated panel signs to front elevation and 1 No. non-illuminated fascia sign to side elevation

SUPPORT APPROVED – OWPC10366

e) **RR/2017/641/P - Midhurst, Heathfield Road, Burwash TN19 7LG**

Erection of rear extension. Conversion of existing garage to bedroom. Extend garage to front of property and erect porch

SUPPORT APPROVED – OWPC10367

- f) **RR/2017/669/L - Franchise Manor, Spring Lane, Burwash TN19 7JX**
Removal of defective sand and cement renderings, moldings and castings and replacement with traditional lime based materials. Removal of built up bitumen felt roof coverings and reinstatement of original lead sheet covering.
SUPPORT APPROVED – OWPC10368
- g) **RR/2017/662/T - St Bartholomew's Church, High Street, Burwash TN19 7CH**
Proposed maintenance of several trees of different species.
SUPPORT APPROVED – OWPC10369

6) Planning Decisions

- a) **RR/2016/2979/P – Deneshouse, High Street, Burwash – APPROVED**
- b) **RR/2016/2036/P – Westhome, Willingford Lane, Burwash – APPROVED**
- c) **RR/2016/3102/P – 83 Shrub Lane, Walsingham, Burwash – APPROVED**

7) Close of meeting at 8pm