

Burwash Parish Council

Minutes of the Planning Committee

Held on the 6th March 2017, at 6.30pm in Parish Room (Internet Room), The Bear Car Park

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

1) Apologies for Absence

Apologies for absence were received from Cllr McBride, and Cllr Pope.

2) Disclosures of Interest

None declared.

3) Public Questions and Statements – All questions and observations related to planning application RR/2017/456/P where made by the public not Cllrs. Council replies in italics.

- a) A request was made to the BPC that they engaged and work with groups within the village at the BPC were told No Concrete were holding public consultations on the 11/03/17 at The Bear and 18/03/17 at The Wheel pubs.
- b) Cllr Kirby-Green confirmed that it was individual officers who decided on whether the application was a major one or not there is no fixed criteria on this at Rother.
- c) Where is the village boundary – *Cllrs confirmed this was by the last houses next to the 30mph speed limit sign on Shrub Lane.*
- d) It was noted that the application was very large and that the sewerage pump was not on most of the key plans.
- e) How does Rother District Council (RDC) know how many houses need to be built in Burwash? *RDC did a housing needs survey a few years ago to look at need in the area. The total is given by central government by 2028.*
- f) Are all the Hastoe properties allocated to local people? *Not yet 1st option goes to those who live in Burwash.*
- g) Have they taken into account lack of jobs in the area? – *RDC will need to be considered along with main application.*
- h) Due to bad transport links, people have to use their cars so increasing traffic through the village and especially in Shrub Lane - except for now that there are water works going on - normally it is a rat run during school and work times. – *Question to be considered along with main application.*
- i) When and where will these documents be made available for viewing for residents who do not have access to the internet? – *The Clerk will make a copy available in the internet café.*
- j) Would you please find out how Denton Homes will keep the impact low as their plan asserts when the lighting scheme has 20ft tall posts; this in a village with no lighting! The light pollution therefore will affect the whole valley? – *Question to be considered along with main application.*
- k) When will the results of the Neighbourhood Plan survey be published? *These results are already on the Parish Council website.*
- l) Will the PC propose other sites in the village which may be more suitable than the Denton homes site. *NP is at the moment not going to be relevant as it is not near completion.*
- m) In considering the Denton homes application, will the PC ascertain what in financial terms do they mean by “affordable homes” in their proposals. – *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.*

4) Accuracy of the minutes of the previous meeting

Draft Minutes of the Council Meeting held on 23/01/17 as a correct record of the proceedings.

RESOLVED – Draft Minutes of the Council Meeting held on 23/01/17 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 they would be engaging with the public and listening to everyone in the public and reading through the application in detail before any decision could be made. It was noted that it was very important that councillors remain open to all the facts and once these had been considered then a meeting will be set to make a resolution on the application. There was a request to the public to make their voices heard either for or against the site and convey this to the Parish Council and to RDC who would make the final decision on this as the Planning Authority.

RESOLVED

- i) To ask Cllr Barnes to request RDC for an extension for the Parish Council to give their comments.
- ii) That the Clerk would write to RDC and request that this application is considered as a major planning application.

b) **RR/2017/389/P - Silver Firs Westdown Lane Burwash TN19 7JT**

Demolition of single storey extension and erection of one and two storey extensions (renewal of permission RR/2014/444/P).

SUPPORT – Ref: OWPC9740 The Parish Council supports this application.

c) **RR/2017/181/P - Kestrel House, Heathfield Road, Burwash TN19 7LA**

Provision of new access drive and garage.

Application REFUSED on the 28/02/17

d) **RR/2017/157/P - Little Wharf, Willingford Lane, Burwash TN19 7HR**

Raise external walls by 1200mm & re-roof incorporating two roof lights (window & porch) to east elevation & revised windows to north elevation.

SUPPORT – Ref: OWPC9741 The Parish Council supports this application

6) Planning Decisions

- a) **RR/2016/2036/P – Westhome, Willingford Lane, Burwash TN19 7HR – APPROVED**
- b) **RR/2016/3102/P – 83 Shrub Lane, Walsingham, Burwash TN19 7BU – APPROVED**
- c) **RR/2016/3130/P – Lyndhurst, Batemans Lane, Burwash TN19 7DR – APPROVED**

7) Information for noting or including on a future agenda

8) Close of meeting at 7.30pm