

Burwash Parish Council Planning Committee

Minutes of the Planning Committee (DRAFT)

Held on the 18th November 2019, at 6.30pm in Parish Room (Internet Room), Bear Car Park

Chair Cllr N. Moore, Cllr McBride, Cllr Franklin and Cllr Wraight

Public Time

There were 2 members of the public present.

A resident commented in the public session that they had serious concerns about the proposed development at 71 Shrub Lane. The resident explained that the landscaping plan was not clear in demonstrating which existing trees would be kept. They also expressed concern at the proximity of the proposed new carport and dwelling which would have an impact on the neighbouring property.

1) Apologies for Absence

Apologies for absence were received via email from Cllr Caulkin.

2) Disclosures of Interest

Cllr Wraight disclosed she was an acquaintance of the Shrub Lane residents however it was confirmed that she has no business relationship with them.

It was stated that, in a small community such as ours, it is inevitable that the planning applicants and properties will be known to Councillors. Committee members had no pecuniary interest in any of the applications on the agenda.

3) Correspondence to the Clerk

a. Barley Rise Barn

A Resident wrote to the Council to express concern that this property was being advertised as a wedding venue from 2020. Mark Bright at Rother Council was contacted who confirmed the following:

- As actual ceremonies would not be taking place on site they wouldn't need a registrar licence
- No food safety licence would be required as not preparing food on site (external caterers are being advertised)
- A change of use would however be needed to enable events to take place on the property

ACTION: Chair Cllr N Moore to write a letter to Mark Bright to ask for clarification and to ask that he investigate this further. A copy of the letter is to be sent to the resident who raised the concerns.

b. Kestrel House RR/2019/2017/P

The change of plans was noted.

4) Accuracy of the Minutes of the previous meeting

The previous meeting minutes from the 22.10.19 were agreed and signed at the Full Council Meeting held on the 12th November 2019. The minutes from the Planning Meeting held on the 7.10.19 were also signed as they were agreed at the previous meeting but not available to be signed.

5) Planning Applications

(List No. 43 dated 29.10.19)

a. RR/2019/1698/P

DEL Pelham Hall (formally Chateaubriand), High Street, Burwash TN19 7ES
Change of use from part residential part bed and breakfast to solely residential.

SUPPORT APPROVAL

Members noted that the property has not been used as a B&B since 2016.

b. RR/2019/2315/L

DEL Mottynsden Manor, Spring Lane, Burwash TN19 7HX
Sash window maintenance - draft stripping and incidental repairs and maintenance.

SUPPORT APPROVAL

c. RR/2019/2353/P

DEL 71 Shrub Lane, Burrish Cottage, Burwash TN19 7BW
Proposed new dwelling with detached carport, solar panels and swimming pool. Changes to existing dwelling & erection of detached carport served by new vehicular access.

SUPPORT REFUSAL

Members agreed that the site could potentially support two dwellings but objected to the proposed plans as they currently stand for the following reasons:

- The proposed detached carport and new dwelling are very close to 70 Shrub Lane. Cars entering the driveway to access the new carport would have their full headlights directly facing into the property at 70 Shrub Lane,
- Tree impact. Councillors saw that on Google Maps the aerial view shows established trees. The landscaping plan does not detail these trees and it is unclear the impact the building would have on these existing established trees,
- There has been no meaningful consultation with the neighbours residing at 70 Shrub Lane.

d. RR/2019/2398/FN

DEL Franchise Manor, Spring Lane, Burwash TN19 7JX
Erection of open fronted steel framed agricultural building.

It was noted that that this was for information only. No action required.

(List No. 45 dated 12.11.19)

e. RR/2019/1893/P

DEL Judins Cottage, Heathfield Road, Burwash TN19 7LA
Proposed detached garage.

SUPPORT REFUSAL

Members agreed that the previous grounds for objection still stand. The proposed garage is too big for purpose and it would be an over development of the site.

f. RR/2019/2143/L

DEL 2 Soanes Cottage, High Street, Burwash TN19 7EH
Proposed replacement timber windows to front ground floor elevation.

SUPPORT APPROVAL

6) Strand Meadow

a. Strand Meadow Enforcement Complaint ENF/158/19/BUR-

Letter received from Mark Bright, Planning Enforcement Officer on 10th October

ACTION: Cllrs Newson and Rees to be advised of outcome re. hoardings complaint.

b. A new set of plans are being drawn up by a new architect

Members were reminded that the Planning Meeting on the 26th November 2019 is being set aside primarily to hear about the new plans for Strand Meadow. The purpose of this meeting will be to ask the developer questions and gather as much information as possible.

Members expressed regret that they have not had the opportunity to view materials in advance of the upcoming meeting. This was requested and declined by the developer/ new architect.

A public consultation has been agreed to by the developer and this will be organised as soon as possible following the Planning Meeting on the 26th Nov 19.

7) Information for noting or including on a future agenda

Planning Training report following session attended by Cllrs N Moore and I Rees on the 22.10.19. It was noted that this should be put on the December Agenda with flexibility to move it to a future meeting date should the Strand Meadow item need more time.

8) Any Planning Results received.

a. RR/2019/1619/P

Bowmans, Perrymans Lane, Burwash
Decision date 17.10.19
Permission Granted

b. RR/2019/2079/P

10 Beechwood Close, Burwash
Decision Date: 29.10.19
Permission Granted

Members noted that the above two applications have been approved. No action required.

Meeting closed at 7.30pm.