

Burwash Parish Council Planning Committee

Minutes of the Planning Committee

Held on the 6th February 2020, at 7.00pm in Parish Room (Internet Room), Bear Car Park

Vice Chair Cllr Rees, Cllr Franklin and Cllr Wraight

The Chair (Vice Chair Cllr Rees) opened the meeting at 7pm

Public Time

There were five members of the public present.

Cllr S Moore attended as a member of the public as he has a personal and pecuniary interest in the application for Dunmayling ref. RR/2019/2673/P and RR/2019/2674/L listed at item 7.

Mr Moore explained the many advantages that the café would bring to the community and highlighted certain design points.

In terms of design great care has been taken not to alter the exterior view and he confirmed no exterior changes will be made to preserve the listed building. Inside a toilet will be enlarged to become a disabled toilet. There will be more seating than is currently shown on the plan as tables will be smaller in size. The floor is being altered to enable level access from the High Street.

Mr Moore stated there has been a lot of positive feedback from the community. The café will add value to the High Street and create a space where people can meet and socialise and discourage loneliness. It will encourage tourism and is well located opposite the Rudyard Kipling statue and next door to the butcher. It will become a community asset and will help renew the historical context of the High Street.

Two other members of the public representing and involved in developing the Ashwood Nursing Home site (Item 7f) were present and talked about their project. They purchased the property in December 2019 and were looking at the best way of developing the site either by retaining the existing building and repurposing it or removing the current structure and re-building. They had been advised by Rother to apply for two separate PIP (Planning in Principle) applications 1. Retention existing building or 2. Remove and re-build.

They stated they were open to questions about the project.

1. Apologies for Absence

Apologies for absence were received from Chair N Moore who was unwell and unable to attend the meeting.

2. Disclosures of Interest

Cllr Wraight disclosed that she had given a donation to the community café project "Dunmayling". Committee members discussed it and decided that it didn't constitute a pecuniary interest in relation to items 7a or 7b on the Agenda.

3. Minutes of the last meeting

It was agreed that the minutes were a true representation of the meeting on the 21st January 2020. The minutes will be put forward at the next Full Council meeting for approval and signing.

4. Matters arising not covered elsewhere on the agenda

None

5. Strand Meadow

There is no further news on the project. No formal application has been lodged.

6. Footpaths

No updates since the last meeting.

7. Planning Applications

(List No.2 dated 21 January 2020, comments due by 11th Feb 2020)

a) RR/2019/2673/P

DEL Dunmayling, High Street, Burwash TN19 7EP

Change of use from estate agents to form a coffee shop/tearoom with internal alterations.

Support Approval

The Parish Council wholeheartedly supports this application and believes it would be a great asset to the village. The council have reviewed the plans which respect the historical context of the building and especially welcomed the fact that a disabled toilet was being installed. The café would offer local employment, attract tourists, enhance the High Street and provide a place for people who could otherwise become isolated to meet, especially elderly residents and parents. It is also very well located for new Dudwell View residents, many of which will be more elderly.

b) RR/2019/2674/L

DEL Dunmayling, High Street, Burwash TN19 7EP

Change of use from estate agents to form a coffee shop/tearoom with internal alterations.

Support Approval

Members acknowledged this application was the Listed Building Application for the same application listed above at 7a) and Support Approval for the same reasons.

c) RR/2019/2739/P

DEL Holton House, Spring Lane, Burwash TN19 7HX

Change of use of barn to ancillary residential to the main house. (Retrospective)

Support Approval with the following comments:

Members raised concerns that the barn could at a future date be separated off from the main house.

The Parish Council therefore recommends that a 106 agreement be put in place linking the barn to the main house. Otherwise there were no further objections.

d) RR/2019/2745/P

DEL 4 High Street, Prospect Cottages, Burwash TN19 7BJ
Rear porch extension (alternative to RR/2019/51/P.)

Support Approval

e) RR/2019/2746/L

DEL 4 High Street, Prospect Cottages, Burwash TN19 7BJ
Rear porch extension (alternative to RR/2019/52/L.)

Support Approval

Members acknowledged this application was the Listed Building Application for the same application listed above at 7d) and Support Approval.

f) RR/2019/2772/PIP (amended plans)

DEL Ashwood Nursing Home, Fir Tree Bank, Heathfield Road, Burwash TN19 7LT Change of use of redundant C2 nursing home to provide seven to nine residential units.

The Chair paused the meeting for the two members of the public concerned with this application to be involved in discussions. The Chair then continued the meeting.

Support Approval

The Planning Committee supports the principle change of use and looks forward to seeing the plans in more detail. A public consultation is strongly encouraged before formal plans are lodged for planning approval.

(List No.3 dated 28 January 2020, comments due by 18th Feb)

g) RR/2019/2764/L

DEL Hutchings Farmhouse, Fontridge Lane, Burwash TN19 7DD
Installation of secondary double glazing on 10 windows. (Retrospective)

Support Approval with the following comments:

The planning committee had no objections providing it meets the requirements for a listed building and that the listed building inspector is satisfied.

8. Correspondence to the Clerk

None

9. Any Planning Results received

There were two planning results received since the last meeting:

- a) 71 Shrub Lane, Burrish Cottage, Burwash RR/2019/2353/P

Planning Decision Date: 4th Feb 2020

Outcome: Approved

- b) British Red Cross Society Centre, Highfields, Burwash RR/2019/2193/P

Planning Decision Date: 27th Jan 2020

Outcome: Rejected

The members noted the outcome of the above planning applications.

10. Site visit – Report from Cllrs N Moore, Rees and Wraight

This item was deferred to a future planning meeting when the Chair N Moore would be present.

11. Burwash Common and Weald Residents Association (BCWRA)

An Open Residents Association meeting (AGM) is taking place on 4th March 7.30pm at Burwash Common Pavilion. A couple of members of the Planning Committee are welcome to attend as there will be an item on the agenda for this meeting to discuss potential local housing development.

Resolved: Cllr Franklin and either or both Cllrs N Moore and Rees will attend on behalf of the Planning Committee.

12. Review council policy on ex-commercial property and change of use.

This item was deferred to a future planning meeting when the Chair N Moore would be present.

13. Report on training session attended by Cllrs N Moore and I Rees on 22.10.19

This item was deferred to a future planning meeting when the Chair N Moore would be present and to a date when there would be less planning applications to review to allow more time for this item.

**14. Information for noting or including on a future Agenda
Items 12 and 13 to be deferred to future meeting**

Site visit 22.1.20 – Report from Cllrs N Moore, Rees and Wraight

Review council policy on ex-commercial property and change of use.

Do we need a policy for infill? Are there other areas we need policy for?

Report on training session attended by Cllrs N Moore and I Rees on 22.10.19

15. Date of next meeting and time to be agreed

It was agreed that the next meeting of the Planning Committee would take place on Thursday 27th February at 2pm, subject to the standing orders being changed at the next Full Council meeting. Otherwise a revised time after 6pm would be agreed upon.

The meeting was closed at 7.45pm