

Burwash Parish Council Planning Committee

Minutes of the Planning Committee

Held on the 21st January 2020, at 7.00pm in Parish Room (Internet Room), Bear Car Park

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

The Chair opened the meeting at 7pm

Public Time

There were three members of the public present.

A resident spoke about the amended plans for 71 Shrub Lane and was concerned about the misinformation regarding the trees on the amended plans. The resident explained that some existing trees are not showing on the original or amended plans. If these trees were to be cut down, then this would have a negative impact on the resident's privacy.

1) Apologies for Absence

None received

2) Disclosures of Interest

Cllrs Rees, N Moore and Wraight disclosed they knew the Shrub Lane residents however it was agreed that, in a small community such as Burwash, 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) Strand Meadow

Feedback forms are still being returned by residents.

76 people attended the sessions with the largest number being 46 on the Wednesday where the architects were in attendance. The developers were not represented at any of the sessions.

So far 68 feedback forms have been received. These have been shared with the architects as agreed.

An overview of the feedback forms received so far was given by Cllr N Moore with initial observations that residents were objecting to the new plans on the following basis:

- The housing proposed does not meet local need – it is not social housing and there is not even 'affordable housing'
- Accessibility to village by any method other than by car
- Traffic issues in Strand Meadow
- Traffic issues on Shrub Lane
- Concerns about impact on residents of Rother View
- Steepness of the site
- Ground Water present at the site

Residents are not happy about the lack of materials available. The Parish Office has been in contact with Mr Groucott about obtaining a digital copy of the *Pre-Application Enquiry*

Supporting Document so that more copies can be printed off for residents to view. These will be made available for residents to view in the office and Internet Café as soon as they are received but as yet there has been no response.

An update will be provided to residents via the website and via the E-Bulletin after further efforts have been made to get a response from the architects.

Next steps were agreed as follows:

- Await the official application to be lodged with Rother and then meet to discuss formal response
- Go through the feedback forms and create a summary of residents' responses

An official note of response has been received from the "Save Our Fields" group which had been circulated earlier that day to members.

4) Footpaths

- a) Footpaths update – email received from John Harmer with response from Vicky Fletcher, Rights of Way Officer regarding Burwash footpath 24c at The Glebe was discussed. It was noted that the Rights of Way Officer is dealing with this and that we would be kept abreast of any further changes.

Footpath 24C could be of extra importance in relation to discussion by other groups about creating a cycle path between Burwash and Etchingham.

A general discussion was had about whether footpaths should be dealt with by the Planning Committee. Rights of Way is covered by planning and therefore it was resolved that footpaths would be an on-going agenda item.

The members resolved that three councillors would lead on Footpath issues. Cllrs N Moore, and Rees and it was suggested Cllr Kenny as he has a known interest should be asked.

The Planning Committee would then make a report to the Full Council.

5) Planning Applications

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

Support refusal: The amended plans have improved in terms of placement of the carport, and the placement of the development. Members are still concerned that trees that most protect 70 Shrub Lane are not showing on the plans. They exist on aerial views and should remain. It will affect neighbours' privacy if these trees are removed. If these trees and hedging remain then the committee would support approval.

(List No.1 dated 14 January 2020)

b) RR/2019/1799/L

DEL Bear Hotel, High Street, Burwash TN19 7ET
Internal alterations to bar.

Support approval

c) RR/2019/2772/PIP

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 with associated parking and external works.

No decision but general comments as follows:

The council is unable to support or object to this current application as there is not enough information to make an informed decision. In principle members are not against a change of use for this property but need more information before commenting further, especially with regards to whether the proposed redevelopment of the site is a reworking and refurbishment of the current building, a redevelopment using the same footprint or something new, potential traffic issues and whether the plans would provide affordable housing.

6) Correspondence to the Clerk

None

7) Any Planning Results received

(a) Holton House RR/2019/2437/P

Change of use of existing paddock and construction of new equestrian sand school for private use only.

Decision Date: 06.01.20

Decision: Permission has been granted

(b) Denes House RR/2019/2355/P

Creation of additional parking and replacement of garden gate.

Decision Date: 17.1.20

Decision: permission has been granted

Members noted the planning decisions. No objections had previously been raised on either of these properties' planning applications.

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

This will be covered at a future meeting.

9) Information for noting or including on a future Agenda

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

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

10) Date of next meeting

The next Planning Committee Meeting will take place at **10am on Thursday 6th February 2020 in the Parish Room.**

The meeting was closed at 7.45pm