

# Burwash Parish Council Planning Committee

Minutes of the Planning Committee

Held on the 11<sup>th</sup> March 2020, at 7.00pm in Parish Room (Internet Room), Bear Car Park

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Chair Cllr N Moore, Cllr Franklin and Cllr Wraight

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The Chair opened the meeting at 7.05pm

## **Public Time**

There were no members of the public present.

### **1. Apologies for Absence**

Apologies for absence were received from Cllrs Rees, S Moore and Caulkin

### **2. Disclosures of Interest**

Cllr Franklin disclosed a pecuniary interest in relation to items 10 and 11 on the Agenda as he has an interest in the former Oakleys Garage site.

### **3. Minutes of the last meeting**

There have been no further meetings since the 6<sup>th</sup> February and those minutes were already approved and signed at the Full Council Meeting on the 8<sup>th</sup> February.

### **4. Strand Meadow**

Cllr N Moore updated Full Council on the 10<sup>th</sup> March and provided a report, copy of survey summary and note sent to Tim Hickling for members to read.

So far, no formal application has been lodged and we are waiting for news before any further steps are taken.

### **5. Footpaths**

No updates since the last meeting.

### **6. Planning Applications**

*List 7 dated 25.2.20 (comments due 17.3.20)*

#### **a) RR/2020/107/L and RR/2020/108/P**

Burghurst Manor House, High Street, Burwash TN19 7EH

Conversion of existing outbuilding to form two-bedroom dwelling with integral garage including single storey extension to rear.

#### **Support Approval with the following comments**

The planning committee has no objection to this application providing it meets the requirements for a listed building and that the listed building inspector is satisfied. The planning committee did however question the materials to be used for the single storey extension and whether they are in keeping with a listed building. Also, concern was expressed that there is only provision for one carpark space with no off-street parking for a second car.

*Comments added to the Planning Portal on 16.3.20 reference OWPC23383 for RR/2020/107/L and OWPC23384 for RR/2020/108/P*

**b) RR/2020/96/P and RR/2020/97/L**

Witherenden Hill House, Witherenden Hill, Witherenden, Burwash TN19 7JL Demolition of existing extensions and construction of new single storey side extension to Grade II listed house and changes to parking area.

**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.

*Comments added to the Planning Portal on 16.3.20 reference OWPC23385 for RR/2020/96/P and OWPC23386 for RR/2020/97/L*

*List 8 Dated 03.03.20. Comments due by 24.3.2020*

**c) RR/2020/338/PIP**

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

**Support Approval with the following comments:**

The planning committee support the change of use but would recommend that when detailed plans are drawn up that the parking ingress and egress are located further from the junction.

*Comments added to the Planning Portal on 16.3.20 reference OWPC23387*

**7. Site visit to Burwash Common 22.1.20 - report**

Cllrs N Moore and Wraight provided feedback on their site visit to Clover Leys located on Heathfield Road, opposite the Village Café and Store in Burwash Common.

It was agreed by members that although this is an interesting site there was concern that by developing this site it would set a precedent for fill in and for other greenfield sites to follow suit. Development of such sites might also influence and change the definition of a hub. It was also noted that this site is not connected to sewerage.

It was agreed that brownfield sites are currently priority but that this site could be re-visited in the future.

**Action:** Feedback to be sent to Mr Brown (Assistant Clerk or Cllr N Moore)

**8. Report on Burwash Common and Weald Residents Association (BCWRA) AGM 4.3.20**

The AGM was attended by Cllrs N Moore and Franklin following the invitation from the BCWRA for members of the planning committee to attend.

Cllrs reported that after talking about the following three sites currently available in Burwash Common:

- Ashwood House
- Higher Nature
- Clover Leys

residents were clearly keener on developing brownfield sites Ashwood and Higher Nature. When there are detailed planning applications it will be important to facilitate consultation at the Pavilion for residents in the Common and Weald.

**9. National Guidance Changed on Thresholds for Rural Affordable Housing**

**Action:** Assistant Clerk to write to Rother to ask how they intend to incorporate these changes into their planning policies.

**Action:** Assistant Clerk to write to the High Weald Unit to ask how what actions the Parish Council and the Unit should/will be taking to implement these changes in the High Weald.

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

Members agreed that brownfield sites were a priority to develop.

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

Local commercial sites were discussed, and members felt that a new policy could not be put forward until advice had been sought from the High Weald Unit.

**Action:** Assistant Clerk to contact the High Weald Unit and ask for their advice and whether there are any rules or policy we could follow in terms of infill.

**11. Correspondence to the Clerk**

Resident wrote about the Oakleys garage site and suggested it would be a potential site to set up a nursery/ day care centre for children. It was agreed that the Assistant Clerk should write to the resident and explain that although the Parish Council is anxious to see the site developed, the council doesn't have any power to make it happen. There is also the question of pollution on the site. The Highfields site was suggested as a possible alternative option to consider.

**Action:** Assistant Clerk to write to resident

**12. Any Planning Results received**

No planning results had been received since the last meeting.

**13. Information for noting or including on a future Agenda**

Remaining slides from training session attended by Cllrs N Moore and I Rees on 22.10.19

**14. Date of next meeting and time to be agreed**

It was agreed that the next meeting of the Planning Committee would take place on **Wed 25<sup>th</sup> March at 1pm**

**The meeting was closed at 8.30pm**