

# Burwash Parish Council Planning Committee

Minutes of the Planning Committee

Held on the 14<sup>th</sup> May 2020, at 10.30am

Due to the coronavirus crisis this meeting was held online using Zoom

---

Chair Cllr N Moore, Cllr Franklin, Cllr Newson, Cllr Wraight, Cllr Chapman

---

**There were 7 members of the public present online.**

**Mr Nigel Collins-Greene was present as the developer of the Ashwood site.**

## **Presentation Regarding the Ashwood Site**

Mr Nigel Collins-Greene (NCG) presented the draft plans to be submitted to Rother District Council as part of pre application consultation, to attendees of the meeting. The PowerPoint presentation will be available shortly after changes made as a result of this meeting on the Parish website. Wording should indicate that these are draft plans and final design will take into consideration the High Weald Housing Design guide.

## **Public Questions**

Public: Would you be happy to attend a meeting to present the plans to the Save Our Fields action group?

NGC: Would like to be given the opportunity to present. (Mr Banks to contact NGC through the Chair post meeting.)

Public: Can the draft plans be distributed after this meeting for the rest of the community?

NGC: Need to ensure the wording makes it clear these are draft plans but want to be open and transparent in what we are planning.

Cllr. Franklin: Can you clarify the number of dwellings intended on the site?

NGC: In total 16 dwellings on the site. 14 saleable and 2 self-build dwellings.

Public: Have you seen the Burwash Save Our Fields submission to Rother in support of building on this site and are you aware of the High Weald Housing Design Guide?

NGC: Would welcome being sent the submission document to Rother. We are aware of the design guide but need to stress this is just a draft, final plans will reflect the guide in more detail to include using local materials.

Cllr. Wraight: The plans show that the entrance to the site near to the corner of the junction. This could be an issue as there is parking planned for at least 30 vehicles.

NGC: Proposed entrance has been moved a few metres away from the junction, the 2 self builds have a separate planned entrance. Volume of traffic is not significantly greater than the plans agreed back in 2005. We could look at moving the hedge line to improve visibility.

Public: Parish has had experience of planned affordable housing not coming through post approval due to costings being incorrect. Where are you with costings and have the costs included 40% affordable housing?

NGC: Only detailed costing at present was on the potential conversion of the current building. This is now ruled out. Do intend to build affordable housing to the required level. Want to live in this area so would like to be totally transparent in what is achievable. Don't know yet whether it will be 40% but that is what is currently

# Burwash Parish Council Planning Committee

---

budgeted for. In the current climate it is prudent to provide housing for which there is definite demand. Will work with the housing association nominated by Rother they will pre-fund the build for social housing.

(Cllr Newson left the meeting 11.18)

Committee thanked Mr Collins-Greene for the presentation and the transparent nature of the draft proposal.

(Mr Collins-Greene left the meeting 11.20)

**1. Apologies for Absence.**

No apologies received.

**2. Disclosures of Interest.**

Cllr Moore declared Honorary Secretary to Burwash Weald and Common Cricket Club that uses the site adjacent to the Ashwood House proposed build.

**3. Planning Committee Structure.**

Councillors RESOLVE to move this item to the next Committee agenda. **Clerk to action.**

**4. Minutes from the Previous Meeting.**

Councillors RESOLVE to adopt the minutes of the meetings on 21-04-20 & 28-04-20 as accurate records of the meetings.

**5. Glebe House Site.**

Cllr Moore reported that since the resolution to write a paper on the proposed plan agreed at the meeting 21-04-20 further amendments need to be made to ensure Council does not oppose the plan without the promised public consultation. RESOLVE to amended report and circulate. **Cllr Moore to action.**

**6. Strand Meadow.**

Nothing to note.

**7. Future Housing Targets.**

Councillors RESOLVE to move this item to the next Committee agenda. **Clerk to action.**

**8. Potential Housing Sites.**

Cllr Franklin noted that looking at the potential of all sites outlined in the agenda, the potential housing count could be 48 without the need for The Glebe site. However all sites out of the development area will not count towards the total.

Councillors RESOLVE to move this item to the next Committee agenda. **Clerk to action.**

**9. Planning Applications.**

One application regarding tree felling. Meeting to be scheduled before 2<sup>nd</sup> June to hear the application. **Clerk to action.**

# Burwash Parish Council Planning Committee

---

## **10. Planning Results Received.**

No results received.

## **11. Footpaths Update.**

Councillors RESOLVE to move this item to the Environment & Maintenance committee.  
Action agreed at Full Council AGM held on 12-05-20.

## **12. Correspondence to the Clerk.**

Cllr Moore reported an email from a potential buyer of a property along the high street by the framers indicating the Committee views on a possible change of use back to commercial for a bakery or homewares store. Discuss further at next meeting. **Cllr Moore to action.**  
Reported tree cutting in the fields overlooked by Shrub lane on north side of the A265.  
Councillors RESOLVE to investigate with the contractors and report back to Committee. **Cllr Newson to action.**

## **13. Information for noting or including on a future agenda.**

Planning Committee Structure including election of chair to be placed on the next agenda.  
**Clerk to action.**  
Future Housing Sites to be placed on the next agenda. **Clerk to action.**  
Potential Housing Sites to be placed on the next agenda. **Clerk to action.**  
Committee Terms of Reference **Clerk to action**  
Extending the Burwash conservation area to include Prospect Cottages **Clerk to action**

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

Clerk to circulate meeting requests to Committee. **Clerk to action.**

**The meeting was closed at 11.45am**