

Burwash Parish Council Planning Committee

Minutes of the Planning Committee

Held on the 27th July 2020, at 14.30

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

Chair Cllr I Rees, Cllr Franklin, Cllr Newson, Cllr Wraight

The meeting was opened at 14:31 by Chair Cllr Rees.

There were 7 members of the public present including Cllr Barnes.

1. Public Time

Owners from Shepherds Mead (Item 6a) introduced themselves and made themselves available for any questions about the plans for this property.

Public time ended at 14.33

2. Apologies for Absence.

Cllr Chapman and Cllr Caulkin had sent their apologies.

3. Disclosures of Interest.

Cllr Franklin disclosed that he knew the owners of Furnace House.

4. Minutes from the previous meeting.

Action points were discussed from the previous minutes, and it was confirmed that a letter has now been sent to the owners of The Bell Inn.

5. Extension of the Conservation Area Boundary

A verbal update was given by Cllr Newson.

The question of how to proceed was discussed given Parish Council is currently understaffed and recent changes.

Action: Cllr Franklin (Chair of Parish Council) to write to Save Our Fields to communicate the following: Council agrees outline ideas but has questions on how residents affected by new boundary would be consulted and how would communication with Rother be made? Given the Parish Council currently has councillors on reduced duties and some councillors that were part of the group not available are Save Our Fields happy to continue making progress on this project?

6. Planning Applications

- a) **RR/2020/1036/P Shepherds Mead, Heathfield Road, Burwash Common TN19 7NB**
Demolition of existing garage and construction of residential annexe, new landscaping, fencing and gates.

Members **RESOLVED** to support this application on the condition that the AONB Design Guidance and Dark Skies Policies are adhered to.

Your comments relating to Application RR/2020/1036/P have been received, your reference is OWPC24951

Comments: The Planning Committee met on the 27th July 2020 and resolved to support this application on the condition that the AONB Design Guidance and Dark Skies Policies are adhered to.

b) RR/2020/982/P and RR/2020/983/L Hoopers Croft, Ham Lane, Burwash TN19 7ER

Internal and external alterations combining the existing kitchen and utility room, and reinstatement to a single dwelling.

Members RESOLVED to support these applications as long as there is close adherence to Listed Building Guidance and Consent.

Comments added to planning portal on 28/7/20 reference OWPC24953 (RR/2020/982/P) and OWPC24955 (RR/2020/983/L)

Comments: The Planning Committee met on the 27th July 2020 and resolved to support this application as long as there is close adherence to Listed Building Guidance and Consent.

c) RR/2020/1032/P Furnace House, Heathfield Road, Burwash TN19 7LA

Siting of mobile home as an annex.

Members resolved to make a holding objection until a site visit can be arranged on the basis that a mobile home being sited as an annex could set a dangerous precedent for future and longer term applications. It should be noted that a site visit has been attempted but no response was received from the Agent. The site was viewed by Councillors from the Public Right of Way and it was noted that there is already a static caravan on the site which is visually intrusive to the AONB and footpath.

Comments added to planning portal 28/7/20 reference OWPC24952

Comments: The Planning Committee met on the 27th July 2020 and would like to make a holding objection until a site visit can be arranged on the basis that a mobile home being sited as an annex could set a dangerous precedent for future and longer term applications. A site visit has been attempted but no response was received from the Agent. The site was viewed by Councillors from the Public Right of Way and it was noted that there is already a static caravan on the site which is visually intrusive to the AONB and footpath.

7. Any Planning results received

The Planning Committee noted that Planning Permission had been granted for the following items:

- a) RR/2020/213/P Buxey, Hoppers Croft Lane, Burwash
- b) RR/2020/453/P Holton House, Spring Lane, Burwash
- c) RR/2020/1046/L Dunmayling, High Street, Burwash
- d) RR/2020/400/A Dunmayling, High Street, Burwash

8. Planning Appeals

a) Red Cross Centre Appeal Ref. 2687 Application: RR/2019/2193/P

Nothing to report.

Action: Asst Clerk to put on next Agenda and monitor when validated

9. Site Visit Fontridge Lane 13.7.20

a) Report on site visit by Cllrs Rees, Wraight and Chapman

Cllr Wraight reported that the site is outside of the development boundary and it also forms part of an ancient wood. Cllrs advised owners that they were not sure of the owners' chances of getting approval given its location, lack of footpath and outside of village hub, but that they could speak to Rother District Council if they wanted to take the project further.

10. Correspondence to the clerk

a) **Furnace House** and resident concerns over application - this was previously discussed in relation to Item 6c).

b) Burnt House Farm – potential land for development

15:13 Meeting was paused to see if member of public present wanted to comment and be involved on discussions on this item.

Public member representing the owner of the site confirmed that the site has all utilities connected as well as connection to main sewerage.

Site size is 13 acres with boundary along main road (A265) with access road.

Cllr Franklin confirmed the site is outside the development boundary.

Cllr Rees stated that even if housing was put on the site it would not contribute to housing targets.

Cllr Barnes added that Core Strategy is up for review and Burwash Weald may be re-categorised as a hub at a future date.

Rural Exemption Sites were then discussed.

Cllr Franklin asked about existing buildings and the idea of it being a brownfield site was discussed.

Cllr Newson questioned the number of housing that the site would potentially hold.

Public: 10-15 homes. The infrastructure is in place for multiple dwellings.

At 15:27 the meeting resumed

Members agreed that a site visit should be conducted.

Action: Asst. Clerk to contact owner's representative to organise a site visit towards the end of August.

11. Strand Meadow

a) Verbal update – no further news at present.

b) Hoardings – Members agreed sign colours were very unattractive. **Action:** Cllr Rees to check the legality of the sign.

12. Glebe House Site

a. Revised Report prepared by former Cllr Moore was reviewed by Councillors and it was agreed that a shorter document in the form of an Advisory note to the Agent/ Owners of the site would be re-drafted by Cllr Newson.

Cllr Barnes confirmed that an advisory note in response to the Glebe House owner's request for pre-application advice would be appropriate.

Action: Cllr Newson to draft an Advisory Note to be RESOLVED at the next Planning Committee Meeting then sent to the Agent/ Owners of The Glebe House site. Due by 11th August 2020.

Action: Asst. Clerk to add to next Agenda of the Planning Committee for approval of the Advisory Note and then for future meetings keep Glebe House Site on the Agenda for quick verbal updates only.

b. Next steps and RESOLUTION on whether to approve the report at 12a) and send to Rother District Council.

It was decided not to submit the paper prepared by (ex) Cllr Moore (or the slightly edited version by Cllr Newson) and not to send it to Rother District Council. See Item 12a) above for decision on advisory note. Reports were included on the Parish website as a draft in preparation for this meeting but the decision was made not to submit these and to produce a shorter, brief advisory note in response to the Agent's request for pre-application advice.

c. Any updates on the site and application

No further updates have been received.

15:56 Cllr Barnes offered his apologies but needed to leave the meeting as he had another commitment.

13. Ashwood House Site and Application

a. General update on the site

Developer is said to be making a few changes to some designs and collating public feedback.

b. Report on site visit 29th June 2020 by Cllrs Moore and Rees

It was noted that the report was read out by Cllr Moore at the previous meeting and was included in the Appendix of the Minutes of the 6th July 2020.

c. Verbal update on Public Consultation run by Save Our Fields on 22/7/20

15:58 Meeting was paused to invite members of Save Out Fields Group to comment.

The Public Consultation was not as highly attended as the group would have liked. Potentially because residents may have attended the presentation conducted through the Burwash Common and Weald Residents Association (BCWRA).

Save Our Fields were considering how to reply to the developer given the many concerns for the site.

16:01 The Meeting Resumed

d. Next steps

Action: Asst. Clerk to keep on Agenda for brief verbal updates on the site.

When formal application is received a public consultation will be arranged.

14. Planning Training

a) Annual Planning Training Recordings for Parish Councillors

It was highlighted that the YouTube links to this training were available for councillors on the email circulated by the Clerk on 21/7/20.

Training on Neighbourhood Planning was also going to be available in September and councillors should check email sent by the Clerk on 23/7/20 if interested in taking part.

15. Information for noting or including on a future agenda.

- Red Cross Hut Appeal
- Site visit for Burnt House Farm (end August)
- Glebe House - advisory note being drafted by Cllr Newson to be approved at next meeting
- Ashwood House – to remain on Agenda for brief general updates if anything new received
- Strand Meadow
- Conservation Boundary
- Planning Results for Bines Farm and Old Orchard Nursery which were received after the Agenda for 27/7 was published

16. Date of next meeting and time to be agreed.

Monday 17th August 2.30pm

The Meeting Closed at 16:09