

Burwash Parish Council Planning Committee

Minutes of the Planning Committee

Held on the 17th August 2020, at 14.30

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

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

The meeting was opened at 14:30 by Chair Cllr Rees.

There was 1 member of the public present.

1. Public Time

There were no questions or comments from the member of public present.

2. Apologies for Absence

Apologies were received from Cllr Chapman.

3. Disclosures of Interest.

Cllr Rees disclosed that he had a pecuniary interest in items 5a) and 5b) who he does regular paid work for.

Cllr Franklin disclosed that he knew the owners of Furnace House but did not have a pecuniary interest in this property.

4. Minutes from the previous meeting.

The following action points from previous minutes dated 27-7-20 were discussed:

Item 5: Conservation Boundary

Cllr Franklin has been in touch with Save Our Fields Group. He asked that this be added to the Agenda for discussion at the next meeting. It is understood the SOF conservation working group is meeting in the next few days. Cllr Caulkin is due to attend. **ACTION:** Cllr Caulkin to provide a verbal update at the next Planning Committee meeting. Cllr Franklin asked Cllr Caulkin to ask the group about whether the pavements will form part of the conservation area.

Item 6c: Furnace House

A site visit has still not been possible despite re-contacting the Agent.

Item 10: Site Visit Burnt House Farm to be arranged (see Item 8 on this Agenda).

Item 11b: Strand Meadow Hoardings – Cllr Rees has looked into the possibility of requesting these be removed and it doesn't look hopeful at present. **ACTION:** Asst. Clerk to remove from Agenda for time being.

The Bell Inn: It was confirmed that the owners had received the letter sent from the Clerk. Members agreed to wait until further news about a potential meeting date were received from the owners. It was agreed the meeting should happen online due to coronavirus restrictions. **ACTION:** Asst. Clerk to remove item from Agenda.

5. Planning Applications

a) RR/2020/1139/P Kippings, Vicarage Road, Burwash Common, Burwash TN19 7LH

Erection of a free-standing summerhouse. [Click here to view application](#)

(Comments due by 18th August 2020)

Cllrs voted and **RESOLVED** to **SUPPORT** this application.

Cllr Rees abstained as he had declared a pecuniary interest at Item 3.

b) RR/2020/1140/P 1 Rectory Close, Burwash TN19 7BH

Conversion existing garage to a study. Erection of a pitched roof over the dining room extension. [Click here to view application](#) (Comments due by 18th August 2020)

Cllrs voted and **RESOLVED** to **SUPPORT** this application on the condition that the High Weald Design Guidance and Dark Skies Policy are adhered to.

Cllr Rees abstained as he had declared a pecuniary interest at Item 3.

c) RR/2020/1223/P 54 Shrub Lane, Burwash TN19 7EB

Proposed installation of new window to bedroom at first floor level on side elevation. [Click here to view application](#) (Comments due by 25th August 2020)

Members had no objection to this application so long as the nearest neighbours do not object to the new window being positioned on the side elevation overlooking them.

d) RR/2020/1259/P Chaunt House, High Street, Burwash TN19 7ES

Conversion of garage to form garden room. Recovering of roof to front range. Internal alterations including provision of new first to second floor stair, formation of dormer window and insertion of new floor within King Post roof void to provide storage space. [Click here to view application](#) (Comments due by 25th August 2020)

Members **RESOLVED** to **OBJECT** to the conversion of the garage to form a garden room on the basis that it would constitute a loss of amenity by removing the garage when there is a high demand for additional parking along the High Street.

Members however had no objections to the other proposed works so long as the Listed Building Inspector is satisfied.

e) RR/2020/1260/L Chaunt House, High Street, Burwash TN19 7ES

Conversion of garage to form garden room. Recovering of roof to front range. Internal alterations including provision of new first to second floor stair, formation of dormer window and insertion of new floor within King Post roof void to provide storage space. [Click here to view application](#) (Comments due by 25th August 2020)

Members **RESOLVED** to **OBJECT** to the conversion of the garage to form a garden room on the basis that it would constitute a loss of amenity by removing the garage when there is a high demand for additional parking along the High Street.

Members however had no objections to the other proposed works so long as the Listed Building Inspector is satisfied.

6. Any Planning results received

The following planning results were noted by the Planning Committee:

- a) **Bines Farm, Witherenden Hill, Witherenden – Permission Granted 24/7/20**
RR/2020/467/P: Erection of an agricultural building and yard area to provide suitable livestock housing.
- b) **Old Orchard Nursery, Heathfield Road, Burwash -Permission Granted 21/7/20**
RR/2020/410/P: Extension of farmshop cafe to create kitchen and tea room with new WC.
(Part retrospective)
- c) **Shepherds Mead, Heathfield Road, Burwash Common – Permission Granted 3/8/20**
RR/2020/1036/P: Demolition of existing garage and construction of residential annexe, new landscaping, fencing and gates.

7. Planning Appeals

- a) Red Cross Centre Appeal Ref. 2687 Application: RR/2019/2193/P
This Appeal has not yet begun. **ACTION:** Asst. Clerk to keep on the Agenda

8. Site Visit Burnt House Farm

Cllrs Rees and Wraight expressed an interest in attending and Cllr Newson could attend if needed. Cllr Kenny is also to be invited.

ACTION: Asst. Clerk to contact owners and get some available dates for the end of August and set up a suitable date for Cllrs to visit the site.

ACTION: Asst. Clerk to add to future Agenda once site visit conducted for verbal report back to committee.

9. Correspondence to the clerk

An email had been received by the Asst. Clerk regarding Furnace House. A resident had concerns that loud late-night parties are now taking place on the site. Impression was that the new mobile home on the site was already being used. Cllr Rees confirmed there had also been mention of the noise on the Community Action Facebook Page.

A holding objection had previously been put on this application (see previous minutes) and decision is due to be made by 21/8/20. In light of the fact a site visit has still not been possible (see Item 4), the mobile home annexe IS visible from the footpath (despite planning application stating it is not) and that the application does not state part-retrospective when clearly a mobile home has already been positioned on the site Councillors voted and **RESOLVED** to change holding objection to **OBJECT**. Cllr Franklin abstained from voting as he had disclosed that he knew the owners at Item 2.

ACTION: Asst. Clerk to change holding objection to **OBJECT** on the planning portal on the basis listed above.

Please see portal comments in Appendix.

10. Strand Meadow (standing item)

- a) Verbal update: **Nothing to update**
- b) Hoardings: See Item 4 for update. **ACTION:** Asst Clerk to remove hoardings from Agenda for now.

11. Glebe House Site (standing item)

- a) Members voted and unanimously **RESOLVED** to send this to the developer. (Members resolved not to submit to Full Council as this was being sent from the Planning Committee).
ACTION: Asst. Clerk to send to the developer after checking with Clerk.
ACTION: Asst Clerk to remove item from Agenda.

12. Ashwood House Site and Application (standing item)

- a) Verbal Update: **Nothing to report**
ACTION: Asst. Clerk to remove from the Agenda until further developments on this project.

13. Planning Consultations

Members discussed the recently issued consultations on reform of the planning system by The Ministry of Housing, Communities and Local Government. A response on each consultation needs to be sent to NALC. The deadlines for each consultation were noted by Councillors.

- a) [Changes to the current planning system](#)
(NALC deadline for responses 17 September)
- b) [Planning for the future](#) - the planning white paper
(NALC deadline for responses 15 October)
- c) [Transparency and competition: a call for evidence on data on land control](#)
(NALC deadline for responses 16 October)

The way forward was discussed, and **it was agreed that Cllr Newson would prepare a draft summary response for the Parish Council to be approved by the Planning Committee at the next meeting.** After being agreed by the Planning Committee it would be submitted for approval by Full Council on the 8th September 2020.

ACTION: Cllr Newson to send report by 24th August to Asst. Clerk

ACTION: Asst Clerk to include on Agenda for 28th August for Planning Committee and Full Council on the 8th September.

Councillors agreed that a link to the government website where individuals can comment should be put on the Parish Website, the E-Bulletin and that Cllr Rees would also copy this across onto the Community Action Facebook page.

At 15:36 the meeting was paused for a member of the public representing Save Our Fields to speak.

It was requested that an invitation to comment be sent to Mr Banks of the Save Our Fields Group.

ACTION: Asst Clerk to send Mr Banks an email when the links go onto the website and E-Bulletin to check he is aware and has the links to the main government website for comment.

At 15:38 Cllr Franklin left the meeting due to technical difficulties and returned at 15:41.

At 15:41 the meeting resumed.

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

- Planning Consultations
- Conservation Boundary (Verbal Update from Cllr Caulkin and feedback on whether pavements will be included in the conservation area).
- Planning Decision for 91 Shrub Lane.
- Red Cross Hut Appeal
- Strand Meadow – keep for general verbal updates
- Burnt House Farm (if site visit has taken place otherwise move to next Agenda).

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

Friday 28th August at 11am.

The meeting was closed at 15:53

Appendix

Planning Application comments submitted through the Planning Portal on 17/8/20

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

Your comments relating to Application RR/2020/1032/P have been received, your reference is OWPC25385

Name: Burwash Parish Council

Address: Parish Council Office High Street Burwash

Comments: The Planning Committee met on the 17th August and in light of the following: 1. A site visit has still not been possible despite re-contacting the Agent, 2. That the mobile home annex IS visible from the footpath (despite planning application stating it is not) and, 3. That the application does not state part-retrospective when clearly a mobile home has already been positioned on the site Councillors voted and RESOLVED to change their previous holding objection to OBJECT.

RR/2020/1139/P Kippings, Vicarage Road, Burwash Common, Burwash TN19 7LH

Your comments relating to Application RR/2020/1139/P have been received, your reference is OWPC25386

Name: Burwash Parish Council

Address: Parish Council Office High Street Burwash

Comments: The Planning Committee met on the 17th August 2020. Councillors voted and RESOLVED to SUPPORT this application.

RR/2020/1140/P 1 Rectory Close, Burwash TN19 7BH

Your comments relating to Application RR/2020/1140/P have been received, your reference is OWPC25387

Name: Burwash Parish Council

Address: Parish Council Office High Street Burwash

Comments: The Planning Committee met on the 17th August 2020. Councillors voted and RESOLVED to SUPPORT this application on the condition that the High Weald Design Guidance and Dark Skies Policy are adhered to.

RR/2020/1223/P 54 Shrub Lane, Burwash TN19 7EB

Your comments relating to Application RR/2020/1223/P have been received, your reference is OWPC25388

Name: Burwash Parish Council

Address: Parish Council Office High Street Burwash

Comments: The Planning Committee met on the 17th August 2020. Members had no objection to this application so long as the nearest neighbours do not object to the new window being positioned on the side elevation overlooking them.

RR/2020/1259/P Chaunt House, High Street, Burwash TN19 7ES

Your comments relating to Application RR/2020/1259/P have been received, your reference is OWPC25389

Name: Burwash Parish Council

Address: Parish Council High Street Burwash

Comments: The Planning Committee met on the 17th August 2020. Members RESOLVED to OBJECT to the conversion of the garage to form a garden room on the basis that it would constitute a loss of amenity by removing the garage when there is a high demand for additional parking along the High Street. Members however had no objections to the other proposed works so long as the Listed Building Inspector is satisfied.

RR/2020/1260/L Chaunt House, High Street, Burwash TN19 7ES

Your comments relating to Application RR/2020/1259/P have been received, your reference is OWPC25389

Name: Burwash Parish Council

Address: Parish Council High Street Burwash

Comments: The Planning Committee met on the 17th August 2020. Members RESOLVED to OBJECT to the conversion of the garage to form a garden room on the basis that it would constitute a loss of amenity by removing the garage when there is a high demand for additional parking along the High Street. Members however had no objections to the other proposed works so long as the Listed Building Inspector is satisfied.