

Burwash Parish Council Planning Committee

Minutes of the Planning Committee
Held on the 26th January 2021, at 19.00

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

Members Present: Chair Cllr. I Rees, Cllr. R Franklin, Cllr. A Newson, Cllr. A. Stapylton-Smith, Cllr. B Wraight, Cllr. B. Newman, Cllr. J. Kenny, Cllr. K. Lloyd and Cllr. D Stemp

Also Present: Cllr. J. Barnes

The meeting was opened by the Chair at 19.00

There were 14 members of the public present.

1. Public Time

Public: Mr. Simon. Oakley. (See appendix A for full transcript).

Public: Mr. Robert. Banks. Representing Save Our Fields. Would Mr. Pickup and Mr. Bowyer agree to a meeting with Save Our Fields to discuss the proposed design and access statement to work with the community and other interested groups on their proposed design?

Public: Mr. Simon. Bowyer. Thank you for having me and giving me the chance to speak at this meeting. I would be happy to meet any and all interested parties including Mr. Oakley to discuss any concerns. We are only now at the end of the scoping phase and can finally bring this to the table. I don't live in the village but have strong links to Burwash and want to work with everyone so that an agreement can be made that's acceptable to all.

Public: Mr. Banks. How many affordable houses are planned for the Oakley's site?

Public: Mr. Jonny. Pickup. I am the planning consultant for the site. Affordable housing is a work in progress. There are significant costs in demolishing the existing site, removal of asbestos and the existing contamination. Can confirm that we are aiming for 40% affordable but needs costing carefully. (See appendix B for full transcript).

Public: Mrs. Gill. Bruce. Regarding the proposed application for the Ashwood Nursing home site. There is concern about the number of units planned for the site and the parking. Wanted to note this at the planning committee.

Public: Mr. Lindsay. Green. Are you the same Mr. Pickup that objected on the portal to the Burwash Neighbourhood Plan?

Public: Mr. Pickup. I did comment on the plan but it wasn't an objection. There is another Mr. Pickup. I made a representation that the Oakley's site should have been allocated in the plan.

Public: Mr. Green. Regarding the Ashwood Nursing Home site. There is a problem with the 4-5 bedroom detached house, it doesn't sit comfortably with the rest of the proposal. Very intrusive to the properties on the other side of Stonegate Road.

2. Apologies for Absence.

Apologies for absence were noted from Cllr. C Chapman.

3. Disclosures of Interest.

Cllr. Franklin declared an interest in Item 5b. Extended family are owners.

4. Election of Vice-Chair for Planning Committee.

Cllr. Rees asked for volunteers to become the Vice-Chair of the Planning Committee.

The Clerk noted that this was not a legal requirement but as a busy committee it would be good practice to elect a vice chair.

No volunteers were forthcoming.

5. Planning Applications.

a). RR/2020/1798/P

Former Ashwood Nursing Home, Heathfield Road, Burwash Common TN19 7LT

Demolition of existing buildings and redevelopment of site to provide 12 residential units, car parking, cycle and refuse facilities and associated works.

Councillors discussed the final date for comments being moved to March.

19.32: The meeting was paused to allow Mr. Collins-Green (developer) to speak.

19.43: The meeting resumed. (Mr. Collins-Green left the meeting).

Action: Clerk to speak to RDC regarding the final date for comments and whether the application is to be delegated or go to Planning Committee.

Action: Dependent on the answers from RDC, Clerk to arrange another Planning Committee before comments are due to determine final comments.

b). Oakley's Garage Site – Proposed design and access statement.

19.48: Cllr. J. Barnes entered the meeting.

19.48: The meeting was paused to allow Mr. Simon. Bowyer (developer) to speak.

19.51: The meeting resumed.

Councillors thanked Mr. Bowyer & Mr. Pickup for attending. Councillors advised that consultation with Mr. Oakley regarding any boundary issues should be made before a formal application is made to ensure an amicable relationship moving forward.

Action: Clerk to remove this item from the agenda until a formal planning application is received.

c). RR/2020/2443/P

4, Newlands Drive, Newlands, Burwash Weald, Burwash, TN19 7FB

Demolition of existing rear conservatory and construction of new rear extension to replace.

Conversion of existing hip style roof to clipped gable, featuring three new roof dormers to convert the internal roof space.

Cllr. Stapylton-Smith reported that an external site visit had taken place.

Councillors discussed the front elevation of the inclusion of the dormer windows in relation to the design guide and the rhythm of the street line.

Committee unanimously **RESOLVED** to support this application with the following comments:

- Support for the application is pending neighbours' comments.
- Council notes that the front elevation of the inclusion of the dormer windows would impact the street line.
- Council notes the shallow roof at the front could impact on the final design.

Action: Clerk to note comments on the RDC planning portal. *Completed 26-01-21 Ref: OWPC27793*

6. Minutes from the previous meeting.

Clerk Noted: Minutes of the previous meeting were agreed and adopted at the Full Council meeting held on 12-01-21.

7. Any Planning Results Received.

None

8. Planning Appeals (Standing Item).

None

9. Enforcement (Standing Item).

- a). BP Garage – no update.
- b). Glebe House Lighting – no update.

10. Correspondence to the clerk (standing item).

Nothing to note.

11. Neighbourhood Development Plan.

Cllr. Newson reported that examiners have now been appointed. No update regarding the timescales but the process has started.

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

- RR/2020/1798/P: Former Ashwood Nursing Home, Heathfield Road, Burwash Common TN19 7LT - Demolition of existing buildings and redevelopment of site to provide 12 residential units, car parking, cycle and refuse facilities and associated works.
- Appointment of new Deputy Chair following resignation of Cllr. Jason Caulkin. Cllr. Newson attending the Rother focus group on Planning. Councillors to submit any questions to Cllr. Newson. Full report back at the next meeting.

14. Date of next meeting

Next meeting dates are scheduled for:

- Mon 15th Feb 7pm
- Mon 8th March 7pm
- Mon 29th March 7pm

The meeting ended at 20.26.