

# Burwash Parish Council Planning Meeting

Minutes of the Planning Meeting  
Held on the 6<sup>th</sup> June 2024, at 19.00 at the Parish Rooms

---

**Members Present:** Cllr. T. Johns, Cllr. K. Lloyd (Chair) and Cllr. C. Chapman.

**The meeting started at 19.01.**

There were 2 members of the public present.

---

**1. Public Time.**

None

**2. Apologies for Absence.**

Cllr. E. Kirby-Green, Cllr. T. Freedman and Cllr. J. Barnes.

**3. Disclosures of Interest.**

None.

**4. Minutes for the previous meeting.**

Councillors noted that the minutes of the meeting held on 16-05-24 were adopted by Full Council.

**5. Planning Applications.**

- a. RR/2024/717/P: Southover Nursery Cottage, Spring Lane, Burwash Proposed loft improvements and entrance porch (part retrospective).

Councillors voted to *support* to this application with the following comments.

- Concern over whether the roof lantern is in keeping with the current structure but note that the size has decreased since the previous application.
- Applicants are requested to comply with the Dark Skies Policy in the Burwash Neighbourhood Plan and ensure that materials used for glazing are covered or limited to ensure there is no light pollution through additional glazing. This is to protect wildlife and species that rely on the rural dark skies for their habitat and survival.

*Completed: OWPC45575.*

- b. RR/2024/745/PIP: Linkway, Vicarage Road, Burwash Common, Burwash TN19 7LS Erection of up to 4 dwellings.

Councillors voted to *object* this application with the following comments:

- Concern that applicant is submitting a replica application when their appeal is still under review for very similar PIP application.
- The proposed development remains outside of the development boundary and within the AONB.
- Definition of Permission in Principle from the Department for Levelling Up Housing and Communities, Part 2A 5B (1) Guidance states -"A local planning authority may not grant permission in principle, on an application to the authority, in relation to the development which is: a). Major development. b). Habitats development. c). Householder development; or d). Schedule 1 development. Householder development in relation to development of an existing dwelling house, or development within the curtilage of such a dwelling house for any purpose incidental to the enjoyment of the dwelling house. It does not include a change of use or a change to the number of dwellings in a building." The Committee feel that the local authority is not, therefore, able to give permission in principle to this application.

- The land is not allocated in the Burwash Neighbourhood Plan.
- The site has been rejected as not suitable in the sites put forward for the new Rother Local Plan.
- Access remains a problem with the proximity to the slip road onto the A265, bus stop and width of the road.
- Concerns remain about the west side of the field and the natural pond containing a large newt population.
- Concerns remain about the drainage issues with the steep incline of the site.
- Site is not suitable for the development of houses in both its topography and position.

*Completed: OWPC45576.*

## **6. Planning Results Received.**

Councillors noted the planning results received.

## **7. Planning Appeals.**

Clerk confirmed that Linkways appeal remains undecided on the planning inspectorate portal.

## **8. Enforcement.**

- a. Councillors noted the most recent enforcement list.
- b. Clerk noted that the Rother Clerk's Network met with Kemi from Planning regarding enforcement issues and updated Councillors accordingly.
- c. Update on the following cases:
  - Swan Inn House, High Street. No update from enforcement officer.
  - Burnt House Vineyard, Burwash Common. Cllr. Kirby-Green in conversation with Rother regarding possible routes to follow on clearing of the land.
  - Riverdell Farm, School Hill / Kings Hill Road, Burwash. No update from enforcement officer.
  - Bunkers Hill Farm, Peartree Hill, Burwash Weald. Clerk is working with environmental health on the reported burning of waste on site.
  - Land between Ghyll Farm and Rye Green Farm, Burwash Weald. No further action, site cleared.

## **9. Neighbourhood Plan.**

No update.

## **10. Local Plan.**

Councillors met on 05-06-24 to discuss and review the HEELA for Burwash, Burwash Weald and Common. Full consultation documents to be available for Full Council at the July meeting.

## **11. Information for noting on a future agenda.**

- Linkway appeal update.
- Local Plan consultation.

## **12. Date of next meeting.**

Thursday 27<sup>th</sup> June 2024 – Burwash Parish Rooms.

**Meeting ended: 19.28**

**X**

---

Cllr. Keith Lloyd  
Chair Planning Committee