

FAIRLIGHT PARISH COUNCIL

Minutes of the Full Council Meeting held at Fairlight Village Hall on Tuesday 24th January 2017 at 7 pm.

Present: Councillors Mrs J Annetts, Mrs C Gallagher, Revd. V. Gibbs (Chair), T. King, S. Leadbetter, A. Mier and D. Thatcher. Also present: Parish Clerk A. Evett, Cllrs Bird and Saint.

- 17001 Item 1 Apologies for Absence:** County Cllr Maynard.
- 17002 Item 2 Code of Conduct and Disclosure of Interests:** there were none.
- 17003 Item 3 To Approve the Minutes of the Meeting held Tuesday 22nd November 2016.**
The minutes having been distributed prior to the meeting and made available to the Public at the meeting, were approved and signed by the Chairman as a correct record.
- 17004 Item 4 Matters arising from the Minutes not otherwise on the Agenda.** There were none.
- 17005 Item 5 Financial Matters – resolved as follows:**
(a) Accounts approved for payment as below.
(b) The draft budget for 2017/18 was approved and the Clerk authorised to apply to RDC for a precept of £ 46,750.
(c) The Clerk was authorised to arrange for the painting of the Fairlight village sign.

| Cheque number | Payee | Gross | VAT reclaimable | Notes |
|---------------|------------------------------|----------|-----------------|--|
| 1867 | AB Fire and security | 98.78 | 16.46 | CCTV October & November 2016 |
| 1868 | Mrs V King | xxxx | | November and December Salary |
| 1869 | Mrs A Evett | xxxx | | November and December Salary and expenses |
| 1870 | Miss T Robertson | 60.00 | | Bus shelters invoice November & December |
| 1871 | SSALC Ltd | 66.00 | 11.00 | Planning training, Battle 10/11/16 |
| 1872 | Rother District Council | 2,576.30 | | Contribution Fairlight Compressor |
| 1873 | Kemp & Catt Limited | 1,093.20 | 182.20 | Final grass mowing invoice |
| 1874 | Fairlight Preservation Trust | 30.00 | | Donation for AGM from Chairman's allowance |
| Total | | xxxxxx | 209.66 | |

- 17006 Item 6 Update on councillor vacancy.** RDC has not received a request to hold an election therefore the Clerk will proceed to advertise the vacancy locally.
- 17007 Item 7 Highways and Transport Matters.**
(a)Cllr Reverend Gibbs' report was noted.
- 17008 Item 8 A Lighter Fairlight update.** Cllr Reverend Gibbs' report was noted.
- 17009 Item 9 Bexhill Community Governance Review. It was resolved** to defer the matter to the March meeting.
- 17010 Item 10 Emergency Plan.** Cllr Mrs Annetts' report was noted and **it was resolved** to put a copy of the plan on the website, to ask the residents association to circulate it via a link, to send copies to the emergency services and utilities and to include a map in it.
- 17011 Item 11 Planning**
(a) The Planning report was noted. The report is attached as an appendix to these minutes.
(b) The Neighbourhood Plan update was noted. **It was resolved** to approve a spend of £35 for external printing costs.
- 17012 Item 12 Land Management**

(a) Cllr King's report was noted as follows: the dog bins are being emptied regularly, there are lots of new dips near the children's play area in Wood Field (reason unknown,) the glass in the notice board near the church will be replaced, Parkhurst Cricket Club will pay for the concrete base for the shed and in April they will rope off the cricket square.

(b) Knowle Wood – Cllr Thatcher's update was noted.

(c) **Woodland Way Twitten** – the Clerk's update was noted.

Cllr Annets asked whether the stiles (on the way to John's seat) could be replaced with kissing gates; the Clerk to look into this.

17013 Item 13 Country Park and Firehills

(a) The update from Cllr Mrs Gallagher and associated emails were noted.

17014 Item 14 County and District Councillors Reports. Cllr Bird reported on the District Budget and that money from central government will be reducing. There will be a rise of around 5% on the council tax but consultation evidenced that residents would like services protected. Cllr Saint reported that council tax will soon be paid on empty properties.

17015 Item 15 Information and/or Future Agenda Items none.

17016 Item 16 Correspondence noted as listed on the agenda.

17017 Item 17 Staffing Matters to be taken in a confidential session after the open forum part of the meeting.

17018 Item 18 Close and the date of next meeting was confirmed as Tuesday 28th February 2017 at 7 pm at the Fairlight Village Hall. The formal part of the meeting closed at 7.55 pm.

Open Forum

Questions were asked about East Field. Cllr Leadbetter confirmed that no formal planning application has been made and that the recent communication was to be transparent following a letter to the Council from the developers. A comment was made about the potential removal of the phone boxes; the Clerk to again confirm that we would like them to be left in operation. The recent power failure was discussed as way recent spates of cold calling.

The Chairman thanked everyone for their participation and closed the meeting at 8.15pm.

(Cllr Revd V Gibbs – Chair)

Dated -----

APPENDICES

**Planning Report for Fairlight Parish Council Meeting
Tuesday 24th January 2017**

1) Planning Applications

Planning report week 46

RR/2016/2879/P

Winterstow Farm Oast, Peter James Lane, Fairlight TN35 4AJ

Convert existing redundant stable building and store to provide additional overspill accommodation to house.

Parish Council comments:

- 1) Fairlight Parish Council has no objection to this application in principle.
- 2) There should be a condition attached to any consent that the converted stable may only be used as ancillary accommodation to the main dwelling and that any future sale or letting of the stable as a separate dwelling should be subject to a separate application.
- 3) Any comments made by neighbours should be taken into account.

Planning report week 47

RR/2016/2918/P

Skyscape - Land at rear, Channel Way, Fairlight TN35 4BP

Proposed new dwelling

Parish Council Comments:

- 1) The application is for a significantly smaller dwelling than that previously proposed and appears to meet most of the previous objections.
- 2) To harmonise with nearby properties we would prefer to see red roof tiles rather than black slates.
- 3) As part of the development the rear boundary should be moved back to its original location.

- 4) There should be planning restrictions imposed to prevent further development on the site without specific consent – Permitted development rights might otherwise allow the size to be increased to an extent similar to the previous rejected application.
- 5) Any comments made by neighbours should be taken into account.

Planning report week 48

RR/2016/2958/P

Cherry Garden Pig Farm, Peter James Lane, Fairlight TN35 4AH

Retain 4 stables in barn for the use by 4 livery tenants who will keep their horses there and graze in the adjoining field. (Retrospective).

Parish Council comments:

Fairlight Parish Council has no objection to this application in principle but considers that the following restrictions should be imposed:

- 1) Equestrian activity should be restricted to the field shown on the plan as 2482
- 2) Access to the livery should be limited to the track to the north of the livery to avoid nuisance to the resident of Cherry Garden farmhouse.
- 3) Hours of use should be restricted by a planning condition save for veterinary emergency.
- 4) Comments made by neighbours should be taken into account.

Planning report week 49

RR/2016/3121/P

Gorsecliffe, Channel Way, Fairlight TN35 4BP

Loft extension with a viewing platform and addition of balcony to the first floor.

Parish Council comments:

- 1) Fairlight Parish Council has serious concerns about this application due to its proximity to the edge of the cliff.
- 2) The engineering report describes the property as being 40 metres from the cliff edge. A check on Google Earth indicates that the distance between the edge of the cliff and the house, at its nearest point, is 17 metres.
- 3) The integrity of the cliff is paramount and the the potential impact on Gorsecliffe, and nearby properties, of further cliff failure is extremely serious.
- 4) The applicant has produced a Structural Engineers report which suggests that the additional loading on the cliff will be negligible. However, the report refers to a number of assumptions, and assumptions are unsatisfactory in an area with a history of cliff failure.
- 5) If Planners are inclined to agree the application, the Structural Engineers report should be independently evaluated by a Structural Engineer familiar with this area, for example East Kent Engineering Partnership.
- 6) The route into the site is unmade and becomes boggy in wet weather, with heavy vehicles having become stuck in the past. Should consent be given, it should be a requirement that an access plan should be provided and approved before work commences.
- 7) Due to the nature of the access, should consent be given, it should be a requirement that all materials and vehicles associated with the work, including contractors vehicles, should be contained within the site at all times.
- 8) It is unclear what the arrangements are for surface water drainage. East Kent Engineering Partnership, in their recent report state that soakaways within 50 metres of the cliff are not acceptable.
- 9) Planners need to consider whether the proposed dormer to the rear has an impact on the amenity of other nearby residents.
- 10) Comments made by residents of nearby properties should be taken into account.

Planning report week 50, 51, 52, 53, 1 , 2 and 3.

Nothing for Fairlight

2)Planning Decisions

RR/2016/2658/P

Wilbram, Briar Close, Fairlight, TN35 4DP

Proposed conservatory to front elevation.

Decision: Approved

RR/2016/2676/P

43 Lower Waites Lane, Fairlight TN35 4DD

Erection of conservatory.

Decision: Approved

RR/2016/2549/P

49 Battery Hill, Speedwell, Fairlight TN35 4AP

Re-modelling existing bungalow by forming an extended chalet bungalow with timber deck to rear ground floor.

Decision: Approved

RR/2016/2811/P

Battery Hill, Fairlight TN35 4AP

Installation of 17.50m Telecommunications Pole and 1 Equipment Cabinet, & removal of 14.00m Telecommunications Pole and 1 Equipment Cabinet.

Note: Since the original application the height of the proposed pole has been reduced from 17.5 to 16 metres.

Decision: Approved

RR/2016/2918/P

Skyscape - Land at rear, Channel Way, Fairlight TN35 4BP

Proposed new dwelling

Decision: Refused as it would result in a property that is of poor design and would be at odds with other properties in the street to the detriment of the amenity of the area.

3) Appeal Decisions

App/U1430/D/16/3157699

RR/2016/1454/P

Windover, Sea Road, Fairlight TN35 4DR

Demolition of existing garage and workshop and replacement with ancillary living accommodation.

Appeal Decision: The appeal was rejected.

Reasons: Concerns about the impact on the stability of the cliff, which the applicant had not been able to allay in his application.

However the Inspector did not agree with the Planning Officers' assessment that the proposed development would have an adverse impact on the streetscene or the character of the area.

APP/ U1430/D/16/3155590

RR/2016/1843/P

Draycott, Primrose Hill, Fairlight TN35 4DN

Proposed loft conversion including roof extension and dormer window.

Decision: The appeal has been upheld as the Inspector did not consider that the extension would be harmful to the living conditions of the occupier of Springtime.

Stephen Leadbetter

Planning Committee Chairman

17th January 2017