

Fairlight Parish Council Planning Committee – 2nd July 2013
Notes of Meeting

Present: Councillors S. Leadbetter (Chairman), Mrs J.Annetts, Mrs C.Gallagher,
Rev V.Gibbs, A.Mier.

- 1) **Apologies for Absence:** None
- 2) **Code of Conduct and Disclosure of Interests:** None
- 3) **Planning**
To discuss –

a) **RR/2013/1094/P**

Pangkor, Sea Road West, Fairlight, TN35 4DR

Replace extant permission RR/2010/853/P - demolition of existing single storey dwelling and erection of two storey dwelling with alteration to an existing access.

The committee noted that this was an application to renew an existing Permission last granted in 2010. In all this was the fourth application for a similar scheme first approved in 2000.

Following a discussion about whether it was worth raising objections to what Rother may see as a formality it was agreed that FPC's continuing concerns should be raised.

Concerns were:

- The application will be out of scale and character with surrounding buildings.
- Any applicant for a building of this scale in the proximity of the cliff should be required to provide a report from a structural engineer showing the potential impact on cliff stability.
- The sewage system in the area is known to be overloaded and increasing habitable space will exacerbate this.
- Soakaways are known not to be appropriate for this area for surface water. Should this, or an alternative scheme be agreed, an alternative system of surface water disposal is required.
- The road is single track and with lack of off road parking for construction traffic and plant. This presents a potential hazard for other residents of Sea Road.
- The Local Plan 2006 policy GD1 states that all development should meet the following criteria:
 - “(ii) it is in keeping with and does not unreasonably harm the amenities of adjoining properties;
 - (iii) it provides for adequate and safe access by all relevant modes of transport, appropriate parking provision, in accordance with Policy TR3

and does not result in unacceptable traffic or transport conditions;
(iv) it respects and does not detract from the character and appearance of the locality;
(vi) it respects the topography, important views to and from the site and retains site features that contribute to the character or amenities of the area; “

Should this application be agreed it would appear to ignore those policies.

- Section 106 of the national Policy Planning framework states that “ Local planning authorities should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast.”
- The Parish Council consider that Rother is paying insufficient attention to the factors which limit the ability to develop appropriately in Fairlight, particularly those areas liable to the risk of future coastal erosion.

b) **RR/2013/1188/P**

4 Battery Hill, Fairlight, TN35 4AP

To erect an oak framed agricultural store with 2 open bays, one closed and log store.

The committee considered that the building was of an appropriate size and design for the proposed location and would not have a negative impact on other residents. There was no objection.

4) Any Other Business

- a) Advice for applicants – It was agreed that in future a letter be sent to applicants together with the agenda and information leaflet explaining their right to attend.
- b) It was agreed that the Chairman would arrange for 100 copies of the information leaflet to be produced.
- c) It was agreed that the Chairman would arrange with the Fairlight.org.uk webmaster to set up a Planning Committee sub section.

5) Date and Venue of Next Meeting

Tuesday 16th July at 2.30pm in Fairlight Village Hall (subject to business).