

**Fairlight Parish Council Planning Committee – 13<sup>th</sup> August 2013**  
**Notes of Meeting**

**Present:** Councillors S. Leadbetter (Chairman), Rev V.Gibbs, D. Thatcher, Clerk: J. Edmunds and Mr & Mrs Knowles (Applicants).

**1) Apologies for Absence:** Cllrs Mrs J. Annetts, Mrs C. Gallagher and A. Mier

The Chairman at this point advised that Cllr Thatcher had been co-opted onto the Committee for this Meeting under the Terms of Reference section 4.4 owing to 3 Committee Members being unavailable for the Meeting.

**2) Code of Conduct and Disclosure of Interests:** None

**3) Planning**

To discuss –

a) **RR/2013/1513/P**

**The Hedges, Broadway, Fairlight**

Demolition of existing Chalet Bungalow and erection of replacement detached dwelling house and associated parking.

The committee discussed the plan and noted the rebuilding of a neighbouring property: Green Gables and that this application follows the building line. There was some concern around the surface water drainage.

At this point Mrs Knowles explained that as a keen gardener she was introducing a self watering system which involved a reservoir and water butts to contain at least 6k litres of water which would recycle the surface water.

The Committee agreed that there were no objections in principle to the application but the matters to be raised were :

- On the flank wall, the use of Pilkington obscure glass scale 5 should be used and written into the consent
- Soakaways are known not to be appropriate for this area for surface water. The surface water should go to the main water sewerage system
- The materials used in the building should be sympathetic to the area
- The comments from neighbouring properties should be taken into account
- Hedges should be kept where practical

b) **RR/2013/1445/P**

**The Croft, 85 Battery Hill, Fairlight, TN35 4AP**

Ancillary Garage/Office. Variation of scheme approved under RR/2006/1913/P

The Committee discussed the proposal and took in the conditions of the original approval in 2006.

The Committees comments were:

- This is a large structure fronting onto Battery Hill and not in keeping with the surrounding area with a significant difference to the approved scheme. This conflicts with The Local Plan 2006 Policy GD1“(ii) it is in keeping with and does not unreasonably harm the amenities of adjoining properties; (iv) it respects and does not detract from the character and appearance of the locality;
- If consent is granted it should be written into the consent that the office accommodation cannot be used as habitable accommodation in the future
- Any consent for the use of an office is for the benefit of the applicant and not the land.
- The other conditions given in the 2006 consent to be included if consent now granted.
- No signage indicating a business to be allowed on the property frontage.
- Comments of neighbours to be taken into account.

**c) RR/2013/1453/P**

Greenrose, Channel Way, Fairlight

Demolish outbuildings and existing garage. Extend to the eastern side at single storey. Extend the existing roof over top of ground floor extension to provide first floor living and sleeping space. Remodel dwelling. New in and out driveway to the front.

The Committee discussed the proposal and in principle agreed with the application subject to the following comments:

- Soakaways are known not to be appropriate for this area for surface water. The surface water should go to the main water sewerage system
- There may be an issue of the balcony overlooking part of the rear garden of 4 Heather Way
- Channel Way is an unadopted road and already in a poor state of repair. Construction traffic should be sensitive to this smaller vehicles should be used wherever possible.
- The comments from neighbours should be taken into consideration, especially those living at 4 Heather Way and The Leachings.

**d) RR/2013/1471/P**

Enlargement of existing extension and installation of a chimney

The Committee discussed the application and its concerns were:

- It is within 25 metres of the cliff edge
- Fairlight Preservation Trust wrote to Rother District Council Planners one year ago setting out experts opinion on concerns over the cliff stability
- It is noted that it is only a lightweight construction on bearers close to the ground but it will still have a load weighting on the cliff.

- Comments of neighbours to be taken into account.

It was decided to request District Cllr Patten to call it in, which The Chairman will do.

**e) RR/2013/1383/P**

External decking area (retrospective)

The Committee discussed the application and its concerns were the same as for item RR/2013/1471/P.

It was decided to request District Cllr Patten to call it in, which The Chairman will do.

**4) Any Other Business**

The Chairman thanked Cllr Thatcher for standing in for those unable to attend.

**5) Date and Venue of Next Meeting**

Tuesday 27<sup>th</sup> August at 2.30pm in Fairlight Village Hall.