

Fairlight Parish Council Planning Committee – 24th September 2013
Notes of Meeting

Present: Councillors S. Leadbetter (Chairman), A. Mier, Rev V.Gibbs, Mrs J. Annetts and Mr Bigwood (Resident).

1) Apologies for Absence: Mrs C. Gallagher.

2) Code of Conduct and Disclosure of Interests: None

3) Planning

a) To discuss Planning Application –

RR / 2013 / 1863 / P - Seaglint, Channel Way, Fairlight, TN35 4BP

New metal railings to form balconies at existing first floor dormer windows.

Members agreed that there were a number of precedents for this type of development on Channel Way and there was no objection in principle. The Chairman observed that part of the right hand balcony overlooked a side window in the next door house, The Berries.

Mr Bigwood, the owner of the Berries, was present and was invited to comment He stated that the overlooking was marginal and he had no objection to the proposal.

Comments to Rother agreed as:

- Fairlight Parish Council have no objection to the proposal as there are a number of similar balconies on properties in Channel Way and the proposal is in character for the area.
- Any comments from neighbouring properties should be taken into account.

b) To discuss Fairlight Parish Council's response to Rother District Council's consultation on planning validation.

The discussion paper circulated by the Chairman was discussed. It was agreed that the matters to be commented on were :

- Ground stability due to the issue with the cliffs in Fairlight.
- Flood risk, as the validation process did not take account of the unsuitability of soakaways in much of Fairlight.
- The provision of street views as part of each application.

Comments to be submitted are:

Ground Stability - The proposed local requirement 11 requires that a ground stability assessment be provided for any development involving ground works within areas of known ground instability, including all coastal sites. On any site

adjacent to a cliff edge such assessment should include any potential increase in the loadings on the cliff.

Flood Risk Assessment - The proposed local requirement 6 relating to flood risk assessment fails to acknowledge the problem Fairlight experiences in relation to the reliance on soakaways for surface water drainage. In many locations within the village these are known to be unsuitable.

Where soakaways are proposed for surface water drainage, a ground permeability assessment must be provided as part of the application. Where such test results are unsatisfactory or inconclusive, alternative ground water management systems such as discharge to the main drainage system or Sustainable Drainage Systems (SUDS) should be required.

Street View - It is a national requirement that “Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.” Fairlight Parish Council’s experience is that this is not always provided and a view from street level must be insisted on by Rother’s Planners.

4) Any Other Business

- a) 85 Battery Hill – It was agreed we tell Rother that we have no further comment on the application.
- b) Lower Waites Lane – The Parish Clerk will write to the Enforcement Team to express concern over the lack of action on complaints about this area.
- c) The Finches – A drainage plan has now been provided.
- d) Juno – Further earth moving has taken place since Rother decided to take no further action. It will be raised again with the Enforcement Team.

5) Date and Venue of Next Meeting

Tuesday 8th October 2013 at 2.30pm in Fairlight Village Hall.