

Fairlight Parish Council Planning Committee – 3rd June 2014
Notes of Meeting

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

Public: Mary Jones and 10 other residents from Meadow Way, Steve Derhun and the owner of Greenrose, Colin Pope from 71 Battery Hill.

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

(a) Planning Application - RR/2014/1137/P
37 Meadow Way, Fairlight

Conversion of existing roof to form 3 No. bedrooms and a bathroom. Extensions to existing bungalow to form new annexe, dining area and enlarge kitchen. Various external alterations.

The Chairman stated that as several residents with an interest in this matter were present he would ask the Mary Jones, to explain their concerns which were as follows:

- The proposed dwelling would be an overdevelopment of the site
- The quality of drawings made it unclear if the roof height would be higher, potentially spoiling views.
- The windows on the rear of the first floor would look right over her garden (36) and others.
- The proximity of the side extension to her property
- Overlooking of houses opposite from the front dormers
- Impact on the view from Meadow Way
- Disruption caused in Meadow Way from work of this scale
- There is nothing to show proposed parking arrangements - Parking is difficult in Meadow Way and street parking causes problems.
- Groundwater is a problem in the area, with gardens sodden this winter, and would be increased by the extension.

Councillors then discussed the proposal and agreed that the following comments should be submitted to Rother.

- 1) The current proposal would overdevelop the site and increase the footprint too much.
- 2) The height of the proposal would be out of character with surrounding dwellings.
- 3) The new development would be overbearing and detrimental to the occupier of 36 and other properties due to bulk and overlooking. Precedents are decisions on the following recent applications:
The Anchorage – RR/ 2013/ 636/ P and RR/ 2014/ 456/ P
Greenrose – RR/ 2013/ 1453/ P and RR/ 2013/ 2201/ P
Stella Maris/ 2014/ 630/ P
12 The Close RR/ 2014/ 415/ P
- 4) The proposal would increase surface water run off which would need to be managed by discharge to the main drains, as a soakaway in this area would not be adequate. The Parish Council has had to invest in land drains in Wood Field to prevent water running into Meadow Way.
- 5) Current proposals for parking are not shown and two spaces would be inadequate for a property of this size. Street parking at this property and on the corner is difficult and dangerous. Parking on this corner or on the verges could be dangerous and could limit any driver from a clear view of oncoming traffic coming round this bend. It should also be noted that the emergency helicopter has its landing site on Wood Field which is accessed from Meadow Way as well as Commanders Walk, and traffic parking in this manner could be detrimental to any emergency vehicles".
The 2006 Local Plan requires that:
GD1 - (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;

TR3: Proposed development shall:

- (i) meet the residual needs of the development for off-street parking, having full regard to the potential for access by means other than the car and to any safety, congestion or amenity impacts of a reliance on parking off-site whether on-street or off-street;
- 6) The front dormer appears not to have been divided as previously advised by the Rother Planning Officer.
- 7) There is no Design and Access statement with the application.
- 8) Comments from neighbours should be taken into account.

**(b) Planning Application – RR/2014/1172/P
Greenrose, Channel Way, Fairlight**

Demolish existing outbuildings and detached 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 of the dwelling.

Steve Derhun, the applicant's agent was invited to explain his proposals. He demonstrated how the concerns over the previous application had been addressed.

- 1)The Parish Council supports this application as it will improve a tired building.
- 2)Soakaways are known not to be appropriate for this area for surface water. The surface water should go to the main water sewerage system
- 3)Channel Way is an unadopted road and already in a poor state of repair. Construction traffic should be sensitive to this with smaller vehicles used wherever possible.
- 4)Comments from neighbours should be taken into consideration.

**(c) Planning Application – RR/2014/1209/P
71 Battery Hill, Fairlight**

Extension to mono – pitched roof, replacement garage and alterations to existing frontage.

Mr Pope, the applicant was invited to explain his application which is to move the garage and increase its size , extend the roof over the porch and amend access. He also intends to harmonise the three styles of cladding currently in use.

Councillors then discussed the proposal and agreed that the following comments should be submitted to Rother:

- 1) The Parish Council supports this proposal as it improves the appearance of the property and creates safer vehicle access into Battery Hill.
- 2) Comments from neighbours should be taken into consideration.

4) Any Other Business

Market Garden Site - The Chairman explained to the committee his wish to arrange a drop in session for villagers to view the plans, once submitted, and comment. This would allow the Planning committee to consider the comments prior to the committee meeting.

Neighbourhood Planning – Consultant's Briefing – The Chairman asked if the draft briefing could be referred to the Parish Council with a request to allow us to take advice from Action in Rural Sussex (AIRS). The Parish Clerk to be asked to obtain an estimate of cost from AIRS for initial advice. The Committee agreed.

Councillor Gibbs stated that she had found the Chairman's presentation at the Parish Assembly useful and others agreed.

The Chairman agreed to monitor building work at a nearby property to check it was not unauthorised development.

Meeting closed 3.20 pm

5) Date and Venue of Next Meeting

Tuesday 17th June at 2.30pm. in Fairlight Village Hall unless otherwise notified.

Councillor Stephen Leadbetter
Fairlight Parish Council Planning Chairman
3rd June 2014