

Fairlight Parish Council Planning Committee – 2nd December 2014
Notes of Meeting

Present: Councillors S. Leadbetter (Chairman), Cllr Revd V. Gibbs

Public: Brian Foord, Terry Foord, Jane Tolofson.

1) Apologies for Absence

Councillors A. Mier and Mrs C. Gallagher, Mrs J. Annetts.

2) Code of Conduct and Disclosure of Interests:

Councillor Gallagher has asked that it be minuted that with regard to planning matter RR/2014/2521/P she will not participate in this decision due to the landowner in question in case a claim of bias is levied against her."

3) Planning

The Chairman stated that as the meeting was inquorate the members present would come to a provisional view and invite Councillors Mier and Annetts to comment prior to submitting opinions to Rother.

Planning Application – RR/2014/2521/P
Gentian Cottage – Land adjoining, Hill Road, Fairlight TN35 4AE

Outline: Development of land into dwellinghouse

Members of the public were invited to comment on the application.

Mr Foord stated that the site was in a private no through road which had access via Coastguard Lane which was dangerously narrow. The sewage system is overloaded and unable to cope with additional property. The site was on a blind bend and consisted of woodland which is home to bats and badgers.

Mrs Foord stated that it was a quiet area and that her disabled son relied on an electric scooter and additional traffic would be detrimental.

Jane Tolofson stated that the area was outside the development boundary of the village and adjacent to an Area of Outstanding Natural Beauty (AONB).

Infrastructure and services are poor so residents rely on cars and junctions including the one with Battery Hill are poor and there are no pavements.

The ecology of the area is special and the land contains protected species including adders.

Councillor Rev Gibbs was concerned that the proposed development was outside the development boundary, was a home to wildlife and part of a wildlife corridor.

The cumulative effect of increased traffic was also a concern. She felt that the application should be called in

The Chairman acknowledged the points made by others but considered that the key issue was Rother DCs own policies RA2 and RA3 on development in the countryside.

These limit development in the countryside, outside existing development boundaries, to very specific circumstances. In his view this application does not meet any of the criteria and should be rejected on that basis

Parish Council comments to be:

- 1) The land is outside the existing development boundary.
- 2) Policies RA2 and RA3 set out the criteria for allowing development in the countryside. This application does not appear to comply with any of the qualifying criteria
- 3) The cumulative increase in traffic in this very narrow set of lanes would be detrimental to residents.

- 4) The proposed site is virgin woodland which is home to a variety of protected species including badgers, bats and adders and forms part of a wildlife corridor from the Firehills to the land north of Battery Hill.
- 5) Should officers be minded to grant consent the matter should be referred to Planning Committee for consideration.

4) Any Other Business

None

5) Date and Venue of Next Meeting

Tuesday 16th December at 2.30pm. in Fairlight Village Hall (subject to applications)

Meeting closed at 3.00pm