

Fairlight Parish Council Planning Committee – 14th July 2015
Notes of Meeting

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

Mrs S Kinnes (applicant), Ms R Mackinnon, Ms S E Kinnes

Apologies for Absence - Revd V. Gibbs

1) Code of Conduct and Disclosure of Interests:

None

2) Planning Applications

RR/2015/1648/P

Pixie Wood, Farley Way, Fairlight TN35 4AS

Demolition of existing dwelling and erection of three detached dwellings.

The Chairman invited Mrs Kinnes to introduce the application.

Mrs Kinnes explained that Pixie Wood had been owned by her grandparents and subsequently her parents who had now died. The house meant a great deal to the family but was in poor condition and needed to be replaced. The family felt they needed to do the best for themselves and seek to develop the site.

The family had retained a planning consultant who had sought to present a suitable proposal taking into account the special features of the site.

The Chairman then summarised the comments on the Rother website made by local residents who had expressed concerns as follows:

4 expressed concern that the proposal was out of character for the area.

8 had expressed concern about foul or surface water drainage.

10 were worried about additional traffic, particularly construction traffic.

7 felt the proposal was over development of the site.

5 were concerned about overlooking.

There were also comments about the presence of Japanese knotweed, impact on trees and impact on wildlife.

Committee members then discussed the proposals and decided that the following comments should be made to Rother Planning.

- 1) The presence of three similar properties, close to each other, and in a forward position on the site, made the development dominant in relation to nearby properties. Rother Planners should consider whether this made the proposal out of keeping with the area.
- 2) Ideally the dwellings should be set slightly further back on the site if this can be achieved without compromising the Area Tree Preservation Order.
- 3) While the proposed parking provision complies with the required minimum standard, additional parking provision should be strongly encouraged. This is because these are 4 bedroom houses and **no** street parking is available on Farley Way or anywhere nearby. Setting the houses further back would facilitate this.
- 4) The drainage system in Fairlight is under strain. Assurances should be sought from Southern Water that the foul drainage system can cope with two additional properties in this area.
- 5) Planners need to be satisfied that the work to remove Japanese Knotweed has been adequately carried out, and ensure that processes for monitoring, and carrying out, further works, as needed, are in place.
- 6) Should planning permission be granted it should be a condition that a compound be created within the site and that construction traffic be contained within it at all times during the construction phase.
- 7) Any comments made by nearby residents affected by the proposal should be taken into account.

Planning Appeal comments for RR/2014/2521/P/2332 –

Appeal ref APP/U1430/W/15/3035984
Land adjoining Gentian Cottage, Hill Road, Fairlight
Development of land into dwellinghouse.

Committee members felt that generally they were content to rely on comments made in relation to the original application.

Southern Water to be contacted to clarify what pipework runs across this site in order that further comments can be made in relation to the appeal, if required, when such information is available.

3) Neighbourhood Plan

The Chairman distributed hard copies of documents sent by AiRS .

Following the meeting with Faustina Bayo of AiRS on 24th June it was agreed that the priorities are:

- a) Serve notice on Rother, subject to checking with AiRS that the notice and covering letter contain all relevant information.
- b) Chase AiRS for information to allow grant application to be applied for.
- c) Initiate meeting of those who have expressed an interest in being involved.
- d) Draft terms of reference.
- e) Prepare publicity for the Neighbourhood Plan raising awareness and asking for expressions of interest in being core group members.
- f) Plan open day.
- g) Obtain updated flow chart from AiRS

4) Any Other Business

None

5) Date and Venue of Next Meeting

Tuesday 28th July 2015 at 6.15pm in Fairlight Village Hall, subject to confirmation.