

Fairlight Parish Council Planning Committee – 23rd February 2016

Present: Councillors S. Leadbetter (Chairman), Revd V. Gibbs, Mrs C. Gallagher, Mrs J. Annetts.
A. Mier.
Mr P and Mrs T Vidler re: Skyscape

1) Code of Conduct and Disclosure of Interests:

None

2) Planning Applications

RR/2016/272/P

Skyscape - Land at rear, Channel Way, (fronting Shepherds Way), TN35 4BP
New dwelling

This is the second application for this site the first having been refused as it was considered too cramped on the site and overbearing to neighbouring properties.

Mr Vidler explained that he was happy to take advice and amend features of the property to make it acceptable.

Councillors expressed concern that the development was close to the cliff edge, while recognising that properties closer to the cliff edge had been given consent.

Councillor Mier welcomed the intention to provide a rainwater harvesting system but felt there should be a bond to cover future maintenance in the event of an owner failing to maintain it.

Councillor Mier also remarked that he felt the small windows in the front elevation made it look unbalanced. Mr and Mrs Vidler indicated that they would not object to an amendment to the design. Councillors all thought that the new application was an improvement on the previous one, more in balance with neighbouring properties.

Comments to Rother to be:

- 1) Planners should consider whether the reasons for rejecting the previous application for this site RR/2015/2296/P have been satisfactorily addressed in the current application.
- 2) Proximity to the cliff edge of about 93m should be considered.
- 3) Surface water should be directed into the main drainage system as soakaways are clearly not appropriate in this location. The cliff is vulnerable to surface water and has suffered further deterioration during the wet winter of 2015/6.
- 4) A bond should be required to be lodged against future maintenance of the proposed rainwater harvesting system.
- 5) Fairlight Parish Council consider that the front elevation as proposed appears unbalanced and would benefit from larger windows at ground and first floor level.
- 6) Any comments made by neighbours should be taken into account.

RR/2016/360/P

Maidstone, Briar Close, Fairlight TN35 4DP

Proposed single storey side extension with decking to form family room.

After discussion councillors agreed that the comments to Rother should be:

- 1) Fairlight Parish Council has no objection to this application
- 2) Due to the restricted access in this area building materials, and vehicles associated with the work, should be kept within the curtilage of the dwelling at all times.
- 3) Any comments made by neighbours should be taken into account.

RR/2016/380/P

83 Battery Hill, April Cottage, Fairlight, TN35 4AL

Erection of new three/four bedroom dwelling.

After discussion councillors agreed that the comments to Rother should be:

- 1) Fairlight Parish Council has no objection to this application
- 2) Surface water should discharge into the main drainage system rather than a soakaway due to the well known issues associated with soakaways in Fairlight.
- 3) Any comments made by neighbours should be taken into account.

3) Neighbourhood Plan

Drop in on 20th February

Members discussed the inaccurate publicity material distributed independently prior to the event. It was agreed that we should continue to present the correct position as and when opportunities arise such as discussion at the Parish Council and through Fairlight News.

It was agreed that the survey report would be updated to include the results of

consultation at the drop in. Councillor Gallagher will lead on this.

The report and SHLAA maps will be forwarded to Bill O'Reilly to post on the village website.

We need to check if we got any volunteers on Saturday and consider making direct approaches to people with relevant skills and knowledge. Councillor Annetts suggested an evening event to explain what was required.

Just Property should be approached for information relevant to the Neighbourhood Plan.

The key themes identified through the survey were confirmed as:

- * Concentrate on cliff erosion and save the cliff
- * Resist overdevelopment of the Village to preserve its rural character
- * Any new development to be linked to improvements in infrastructure
- * Protect and improve shopping and leisure facilities including a new or improved Village Hall.
- * Transport and traffic - including traffic calming, repairs and improvements to the roads in the village, and public transport

Follow Up Meeting with Rother planning and AiRS

It was agreed that a meeting would be arranged for mid to late March

Consultation with Local Consultees

Local consultees have now been identified and letters will be sent shortly.

4) Any Other Business

None

5) Date and Venue of Next Meeting

Tuesday 8th March 2016 at 2.30pm in Fairlight Village Hall, subject to confirmation.

Stephen Leadbetter

Fairlight PC Planning Committee Chairman – 25th February 2016