

## Fairlight Parish Council Planning Committee – 26<sup>th</sup> July 2016

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

### 1) Code of Conduct and Disclosure of Interests:

None

### 2) Planning Applications

**RR/2016/1843/P**

**Draycott, Primrose Hill, Fairlight TN35 4DN**

Proposed loft conversion including roof extension and dormer window.

Having discussed the application Councillors decided that the following comments should be submitted:

- a) Fairlight Parish Council have no objection to this application.
- b) Comments made by nearby residents should be taken into account.

### 3) Neighbourhood Planning

#### Policy enhancements

It was agreed that the main point of discussion at today's meeting should be Councillor Mier's ( AM ) paper on policy matters which is appended.

AM felt that the policies as written were generally sound and we needed to identify what we want to achieve within the existing policy framework.

The failure to protect the cliff was a weakness and we need to agree with Rother how we can tackle the article 4 issue through the Neighbourhood Plan.

**Action: It was agreed that we would let Rother know that we want to discuss this in the September meeting.**

AM considered that there were matters which should go into the Neighbourhood Plan as objectives even if at this stage we are not clear on how we could achieve them. For example:

**Policy RA1: Villages** - says the needs of the rural villages will be addressed by -  
*(iv) Support for community, recreational and educational facilities that provide social and community benefits to villages (including village/ community halls and recreation areas). This may include provision of improvements to existing village halls or new halls, as well as support for further community resource centres / hubs, where appropriate;*

The village hall is a tired and fairly old building which is a focal point for the community. It is well designed and managed and used but will need a major upgrade or replacement at some point.

Access is not good for people with disabilities, parking provision is poor and the kitchen has limited capacity. MOPP cannot expand with the current capacity. Is there potential to move it to another location and release the site for development?

**Action: We need to consult user groups to establish their views.**

AM referred to policy OSS1:

**OSS1 – Overall Spatial Development Strategy (OSD)**

*The Strategy for the OSD is to:*

...

*(iii) Identify suitable sites in accordance with the following spatial distribution:*

...

*(c) Facilitate the limited growth of villages that contain a range of services and which contributes to supporting vibrant, mixed rural communities, notably in relation to service provision and local housing needs, and is compatible with the character and setting of the village.*

He questioned whether point C implies that Fairlight should not have an allocation as there are so few services. The Chairman ( SL ) pointed out that as the Inspector had found the Local Plan, including Fairlight's allocations, sound it would be difficult to win that argument.

It was agreed that we could use the evidence of our survey and drop in to argue that demand was largely for smaller 1 and 2 bedroom properties and this could be built into the plan. The local estate agency, Just Property, would know what demand was from their client lists.

**Action: Gather further evidence of demand and seek advice from Just Property**

AM argued that using policy OSS2 we needed to develop a policy to move development boundaries away from the cliff and to restrict permitted development close to the cliff, as mentioned earlier.

**Action: It was agreed that we would let Rother know that we want to discuss this in the September meeting.**

### **OSS3: Location of Development**

AM agreed this is the place for comments and policies about the drainage and sewerage problems. Also protection of the cliff is specifically referred to in clause 17.59 of the local Plan.

We have a difficulty because as well as being paid for water supply and drainage services Southern Water is the drainage authority and determines whether the system has capacity for development. In any event if Rother gives planning consent Southern Water can't refuse a connection.

It was agreed that we know there are serious drainage problems but we need to be in a position to provide hard evidence.

**Action: Collate evidence file relating to drainage issues and let Rother know we want to discuss in September.**

### **OSS4: General Development Considerations**

*... all development should meet the following criteria:*

It was agreed that here we could deal with design standards. The questions to be answered are:

What is the character of Fairlight?  
What are we seeking to preserve?  
What standards do we seek?

SL suggested that this was an ideal task for a project group.

**Action: Initiate a project group.**

### **SRM2: Water Supply and Wastewater Management**

AM suggested that we need a policy to minimise the quantity and rate of run-off to help protect the cliff. Para (iii) covers water run-off and water quality. We could have a specific policy against soakaways. We could refer to the LWL sewer under para ( i )

SL suggested that this should perhaps refer to a limited area of the village as soakaways would not cause problems everywhere.

**Action: Need to define the boundary for soakaways. Could FPT and Rother help?**

The following matters are objectives rather than policies

## **CO2: Health care**

Need to define what we need and how it could be provided.  
New surgery or improved facilities in a new or upgraded village Hall.

We have retired GPs in the village who could give advice.

## **CO3: Sports and recreation**

Para (v) refers to -

*"... improving access to the countryside by promoting improvements to the rights of way network, especially around urban areas ..."*

Could there be support for the Knowle Wood footpath?

## **CO4: Young people**

Should we ask Activate, Play Group if there is anything specifically needed for Fairlight?

## **CO5: Supporting Older People.**

We should try to reflect the Survey indicated interest in smaller, more manageable properties for downsizing. See also the Action Plan.

## **CO6: Community Safety.**

Could we have a policy seeking to achieve a 20mph limit within the village and 30mph on Battery Hill? See para (iii) It seems clear that is a major concern to residents.

Not a planning policy but could be campaigned for.

What do we feel about street lighting? – para (i).

Didn't come up in consultation – what about new developments.

**Action: Set out some long term objectives in the Local Plan with a review process included**

## **LHN1: Achieving Mixed and Balanced Communities**

AM stated that we needed to think about this policy and what it means for Fairlight

*In order to support mixed, balanced and sustainable communities, housing developments should:*

*(i) Be of a size, type and mix which will reflect both current and projected housing needs within the district and locally;*

*(ii) In rural areas, provide a mix of housing sizes and types, with at least 30% one and two bedroom dwellings (being mostly 2 bed);*

*(iv) In larger developments (6+ units), provide housing for a range of*

*differing household types;*

*(v) In relation to affordable housing, contribute to an overall balance of 65% social/affordable rented and 35% intermediate affordable*

*housing; [40% on-site affordable housing on schemes of 5 dwellings or more – Policy LHN2 (iv)]*

*(vi) Ensure that affordable housing is integrated with market housing, where practical;*

*(vii) Provide a proportion of homes to Lifetime Homes Standard*

#### **TR4: Car Parking**

AM agreed we needed a policy increasing parking provision from 2 to 3 where on street provision is unsafe or unsuitable. We would probably have to assess the village streets and have a lower requirement for smaller properties. We could encourage laybys for delivery vehicles.

#### **IM3: Phasing of Development.**

AM agreed that this could help with matters such as the sewers.

#### **4) Any Other Business**

None

#### **5) Date and Venue of Next Meeting**

Tuesday 9<sup>th</sup> August at 2.00pm in Fairlight Village Hall, subject to confirmation.

Meeting closed at 4.00pm.

Stephen Leadbetter

PC Planning Committee Chairman – 28th July 2016