

## **Fairlight Parish Council Planning Committee – 23<sup>rd</sup> August 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/2016/1912/P**

##### **Cherry Garden Pig Farm, Peter James Lane, Fairlight TN35 4AH**

Change the use of farm buildings and land at Cherry Garden Farm to mixed use: equestrian (livery up to ten horses) and agricultural. Part retrospective.

Councillors considered the application and a letter of objection from a nearby resident who would be affected by the development. The following comments to Rother were agreed.

Fairlight Parish Council has no objection to this application but considers that the following restrictions should be imposed:

- 1) Equestrian activity should be restricted to the field shown on the plan as 2482.
- 2) Access to the livery should be limited to the track edged in red on the plan.
- 3) Hours of use of the livery should be restricted by a planning condition, save for veterinary emergency.

Comments made by neighbours should be taken into account.

#### **RR/2016/2046/P**

##### **Church Farm, Fairlight Road, Fairlight TN35 4AA**

Two storey side and rear extension including balcony.

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

- 1) Fairlight Parish Council has no objection to this application.
- 2) Comments made by nearby residents should be taken into account.

### **3) Request for Support from Sedlescombe Parish Council**

Following a request for support from Sedlescombe Parish Council about a planning matter Councillors agreed to submit the following comments.

#### **RR/2016/1837/P - Street Farm, Brede Lane**

1) Sedlescombe Parish Council will have completed regulation 14 consultation on its Draft Neighbourhood Plan on 12th September 2016. Due weight should be given to this in considering this application.

2) Sites have been identified during the Neighbourhood Planning process sufficient to meet Sedlescombe's allocation, in line with Rother's Local Plan, without this site being considered.

3) Fairlight Parish Council believes that if this application were to be agreed in these circumstances it would undermine the integrity of the Neighbourhood Planning process.

#### **4) Neighbourhood Planning**

##### **Market Garden Site**

Councillors discussed the expected planning application for the Market Garden site and its potential impact on the Neighbourhood Plan.

The Chairman was of the opinion that advice had been given by AiRS at our initial meeting two years ago that the Neighbourhood Plan had no impact on planning applications until formal regulation 14 consultation had taken place on the draft Neighbourhood Plan.

Councillor Mier pointed out that a Planning inspector had considered an emerging Neighbourhood Plan when ruling on an appeal on application in the parish of Ticehurst - RR/2015/704P relating to Rosemary Lane and Broom Hill.

Although circumstances appeared different from The Market Garden site, Councillors agreed to seek further advice from our consultant AiRS. Councillor Mier agreed to write a briefing note for AiRS outlining the issues so advice could be sought.

Councillors agreed that The Chairman should draft a letter to Marcus Beale architects with observation on their proposals for the Market Garden site. It was agreed it would be based on Councillor Mier's observations and comments submitted in respect of the 2014 planning application. It was also agreed to make reference to the unsuitability of the terraced housing proposed, the dominant appearance of properties with gable ends, the impact on the stream bank, and failure to consult first with the Neighbourhood Planning group.

#### **5) Any Other Business**

It was agreed to ask Rother why we had not been notified of the appeal on Skyscape.

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

Tuesday 6<sup>th</sup> September at 2.30pm in Fairlight Village Hall, subject to confirmation.

Meeting closed at 6.45pm.

Stephen Leadbetter