

Fairlight Parish Council Planning Committee – 2nd March 2021

Notes of Planning Committee held on ZOOM

Present:

Councillors: Stephen Leadbetter, Issy Horsley, Steve Stewart, Derek Greenup, Geoff Smith, Lyn Cooke, David Shortman, Pauline Collins (Zoom host).

Member of the public: Paul Capps, Chris and Peter Cline, Keith Jellicoe.

1. Apologies for absence

None

2. Code of Conduct and Disclosures of Interests

None

3. Minutes of the Meeting of 9th February 2021

Agreed

4. Planning

To consider the following applications:

(a) RR/2021/72/O The Chalet, Cliff Way, Fairlight TN35 4DT

Proposed Lawful Development Certificate for the erection of single storey side extension

Following discussion, it was agreed that this application was not contentious and no comment was required.

(b) RR/2021/45/P 22 Waites Lane, Sunningdale, Fairlight TN35 4AX

Roof extension and single storey rear extension.

The committee considered this application and agreed the following.

- 1) Although there appear to be no overlooking problems, Planners should consider this and impose any conditions if required.
- 2) No development should be permitted to take place until a scheme for the surface water drainage of the site, including details of attenuation and a maintenance and management plan for the entire surface water drainage system for the lifetime of the development, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. Reason: A pre-commencement is required as the site lies within an area of drainage concern and so confirmation is required that surface water run-off from the development will be managed safely, in accordance with policy DEN5 of the Development and Site Allocations Local Plan 2019.
- 3) No development Should take place until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority. The Statement should

show the method of access and egress and routing of vehicles during construction, the parking of vehicles of site operatives and visitors, loading and unloading of plant and materials, storage of plant and materials used in constructing the development, wheel washing facilities, measures to control the emission of dust and dirt during construction, a scheme for recycling/disposing of waste resulting from demolition and construction works, delivery, demolition and construction working hours. The approved Construction Method Statement shall thereafter be adhered to throughout the construction period of the development. Reason: A pre-commencement condition is required to support highway safety.

4) The existing vehicular access must be widened and surfaced to ensure adequate, safe access arrangements, in accordance with policies CO6 (ii).

5) Comments made by neighbours should be taken into account.

(c) RR/2020/2581/P Little Heath, Shepherds Way, Fairlight TN35 4BD

Alterations to front entrance. Rear extension to replace conservatory. Installation of Solar Panels. Install cladding.

The committee agreed the following comments.

- 1) Surface water from the roof should be discharged into the main drain as soakaways are not suitable in this location
- 2) Any comments made by neighbours should be taken into account.

5. Article 4 Direction

The committee noted an e-mail from District Councillor Mier notifying us that Rother DC is considering an Article 4 Direction for the Coastal Buffer Zone designated in the DASA.

An engineering report would be required to provide evidence to justify this and Rother Officers are tendering this work at present. It is unclear how this would be paid for and the Parish Council may need to contribute to the cost.

Paul Caps subsequently provided the information that there was a comprehensive survey carried out by Terry Oakes Associates before the Rockmead Project was put in. It was contained in "Landslip at Rockmead Road, Fairlight Cove - A Scoping Study. Final Report. July 2005." It might be useful to remind Rother of this as it was comprehensive and did cover Channel Way.

6. Any Other Business

There was a discussion about the drainage to the new bungalow accessed via a steep driveway from Lower Waites Lane close to the junction with Broadway.

This was discussed by the Land Management Committee on 1st March and has been referred to Building Control by Councillor Mier.

7. Wakehams Farm Planning Application

Arrangements for addressing Rother's Planning Committee were agreed.

8. Date of Next Meeting – To be arranged.

Meeting closed at 3.35pm

Stephen Leadbetter
Fairlight PC Planning Chairman
3rd March 2021