



MINUTES of a Meeting of the **PLANNING COMMITTEE** held remotely, on Tuesday, 22nd September 2020 at 11.00am on Zoom

Present: Cllrs Forbes (Chair), Haite, Lee, Phillips and Tyrrell
In attendance: Clerk, Rebecca Roberts

Absent: Cllrs Draper, Loveday and Spoor

1. **Public questions:** None
2. **Apologies for absence** – Cllrs Draper and Spoor; apologies were received and **resolved; the reasons were accepted.**
3. **To receive Declaration of Interests from Members in respect of any matter on the agenda** – None
4. **The Minutes of the previous meeting of the Committee held on the 4th August 2020 were approved as an accurate record of the meetings.**
5. **Recorded Meetings:** None

6. Planning applications:

DM/20/3097

Location: The Flat, 45 Maypole Road Ashurst Wood RH19 3RB
Desc: Loft Conversion with rear dormers

Recommend: No objection to the proposal provided that the dormers comply with the supplementary planning guidance.

Members note that there is a bathroom on the first floor and it seems that the property has potential for three bedrooms. The applicant states that first floor side windows will be removed to prevent overlooking, however the windows are still shown on the plans.

The Design and Access Statement says that there are two designated parking spaces for the use of the flat. This is not correct as those spaces are designated for use by the Butchers shop in accordance with condition 7 of DM/16/0011 and Condition 5 of DM/19/1010. The spaces are being used by the shop at the moment.

It therefore appears that it is intended that the Butchers shop and flat will remain as one unit and this appears to be confirmed by the location plan which shows the whole of the site. The Village Council requests that this be clarified and confirmed by planning condition if appropriate.

DM/20/3297

Location: The Forge Wall Hill Road Ashurst Wood RH19
Desc: Demolition of workshop and erection of 2 dwellings, provision of parking and hard/soft landscaping

Recommend: **Refusal** – Members have no objection to the principle of residential development on the site, but strongly object to the proposal as it does not respect the character and appearance of the surrounding area, contrary to Policy 14 of the Ashurst Wood Neighbourhood Plan.

Any proposal should show how it integrates with the Victorian cottages above and adjacent to the site. The height of the two storey sections of the proposed houses would result in a loss of outlook to 1 and 2 Forest View. The houses are squeezed into the site with limited amenity space, most of which would be overshadowed by a high wall.

Ashurst Wood Village Council has been working for many years to improve pedestrian access along the top of Wall Hill Road, where there is no pavement, A footpath through John Pears Field has already been constructed, and the Council is working with the highways authority to create a narrow pathway in front of Quarry Cottages. Development of the Forge site provides the opportunity to move the retaining wall back and put a footpath along the front of the site, separating any new dwelling from the road and providing safe access for those visiting the facilities at John Pears Recreation Ground as well as those walking further afield towards Forest Row.

7. To receive notification of planning decisions: DM/20/2108 – retrospective application to construct a motorbike storage building at front of property – 25, Chapel Lane – Permission Granted. DM/20/2162 – Proposed glazed front entrance hall, single storey front extension, conversion of single storey garage including new pitched roof. New glazed link between main house and converted garage. New internal reconfiguration for WC, front snug and kitchen on ground floor – Madrumah, Windmill Lane – Permission Granted. DM/20/1940 – Crown lift canopy of oak by max 6m from ground and max crown reduction on both oak and silver birch of 1.5-2m to remove lower hanging branches and reduce width of branch spread – Consent given.
DM/20/2518 – single storey side extension – 3, Hammerwood Road – Permission Granted. DM/20/2182 – demolition of mono pitch porch and replacement with new oak frame porch – Rossendale, 5 Wellfield – Permission Granted.
DM/20/2575 – oak – reduce overall crown by up to 2m and remove epicormic growth – 18 Hammerwood Road – Consent given.

8. Correspondence: None

9. Any items for reporting or inclusion on future agenda: Applications: DM/20/3415 and DM/20/3339

Meeting Closed at: 11.25am

Chairman.....

Dated: