

WARTLING PARISH COUNCIL

DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING OF

26th July 2017

Held at The Reid Hall, Boreham Street

31 Present

Cllrs K Stevens (Chairman), R Lawrence, W Reid and C Paterson.

Two members of the public were also present.

32 Apologies for Absence

Apologies for absence were received from Councillor Kehl and were accepted by those present.

33 Disclosures of Interests

None.

34 Planning Applications

WD/2017/1250/F - Foxes Barn (Avery's Barn), Wood Lane, Wartling BN27 1GA – Replacement of existing barn previously approved for conversion under WD/2015/2486/F with new dwelling and double garage - Councillors discussed this at length and unanimously OBJECTED to this application on the following grounds:

- a. Whilst WDC takes a flexible approach to sites such as this it clearly states that new build will be expected to deliver enhancements to the landscape and as regards to size and scale the Council will consider the footprint and height of the existing building to be demolished as "limitations" to the scale of the new building created. Wartling Parish Council does not consider that this new application falls within this "flexible approach" nor does it enhance the surrounding landscape. Indeed in their opinion this proposed building (and the materials proposed) is totally out of keeping with surrounding landscape and properties. Thus any new build must revert back to the original site of the Barn.
- b. In the planning statement the applicant states that the new build will be set approximately on the location of the current Barn whereas in point of fact the majority of the build has been moved north within the agricultural field.
- c. The site area has increased from 850 to 1472 square metres so as to allow for the increased size of the property.
- d. The height of the property is far beyond that of the existing Barn and has an adverse visual impact on the surrounding area especially given that the site is now located betwixt the two Conservation areas of Wartling and Boreham Street.
- e. Given the increased size of the property and noting that the provision for parking spaces has increased from three to six it is considered that this new application will generate additional movements of traffic and that the resulting effects upon Ashdown Forest must now be taken into account.
- f. And finally the address of Avery's Barn remains incorrect. It is located in Wood's Lane, Wartling.

35 Questions from Members

There being no questions from members on this occasion.

