

Ticehurst Parish Council
Minutes of Planning Committee

Committee Members Present :- Cllr. A Bilmes
Cllr. S Burley
Cllr. A Cook
Cllr. A Lloyd
Cllr. J Poole
Cllr. R Rigby
Cllr. J Whiteman
Cllr. L Young

1 Planning Meeting held on 7th March 6.30 p.m.

The Village Institute Ticehurst

1- 1	RR/2017/338/P	Plot Ref :-	Type :-	Full
	Applicant Name :-	Mr and Mrs M Button	Date Received :-	28/02/2017
	Location :-	Waterloo House London Road Flimwell TN5 7PH	Date Returned :-	07/03/2017
	Proposal :	Demolition of existing conservatory and side single storey infill extension - proposed single storey garden roo with balcony over with glazed balustrade two storey infull side extension and alterations to fenestration		
	Observations :	Materials to match in design and type to existing building - plans maximise accommodation and design is of good quality not affecting neighbours		

1- 2	RR/2017/67/L	Plot Ref :-	Type :-	Listed
	Applicant Name :-	Ms B Burnham	Date Received :-	28/02/2017
	Location :-	Beech House High Street Ticehurst TN5 7AL	Date Returned :-	07/03/2017
	Proposal :	Internal works to kitchen		
	Observations :	No reason to object		

1- 3	WD/2017/0210/MAJ	Plot Ref :-	Type :-	Full
	Applicant Name :-	Marker Study	Date Received :-	23/02/2017
	Location :-	Bewl Reservoir Lamberhurst	Date Returned :-	23/02/2017
	Proposal :	56 Eco-lodges		
	Observations :	There was much discussion and it was agreed to defer comment until 7th March, prior to the Parish Council meeting - Clerk instructed to look into history of planning applications on the site. Bewl Water - Application WD/2017/0210/MAJ Ticehurst Parish Council recommends refusal of the above application on the following grounds: " Need for tourist accommodation has not been clearly demonstrated. Bewl has operated successfully as a day visitor site in the past without the need for accommodation on site. " The site immediately borders designated semi natural ancient woodland and		

could potentially disturb this area. The plan contradicts itself by mentioning the tree screen but at the same time says that the lodges would have views of the water.

" The use and character of the site will be altered to a very large 24 hour holiday village creating a precedent in terms of countryside development in the AONB and could lead to expansion of the site in future years.

" High Weald Management Plan (HWMP) does not support large scale tourist activity.

" Economic benefits gained are not critical to or help to support the AONB

" Objective UE4 of the HWMP supports 'Informal, Open Air, recreation to facilitate 'green' use by residents and visitors - this application is not compatible with that objective.

" Concerns about light pollution across the water into the Parish of Ticehurst have not been addressed as lighting would have to be maintained all night. Objective UE5 HWMP tranquillity and dark skies.

" There are concerns that the Outdoor Centre residential block housing school children would have no means of ascertaining who was staying in close proximity to their charges.

" It appears that because the approved application for 13 lodges could be 'moved' they were classified as caravans and could be removed if necessary. The current application is different in that they are built structures and would permanently affect the landscape.

However, it is accepted that:

" The principle test will be whether the natural beauty of the area is safeguarded - in the past 13 instead of 24 lodges were approved, but even as a test case this has not been executed which might have delivered the evidence of need for accommodation.

" KCC and Highways did not object to potential traffic levels in the past.

" The Educational block has another 8 years to run - it is felt that a high-end hotel on this site would have less impact on the AONB, providing on site accommodation, together with provision of services, thus lessening traffic flows in and out of the site.

" The areas behind the fishing lodge or on the Lap Land field would have been better areas to consider as they are better screened.

Therefore, on balance the Parish Council recommends refusal of the above application.

The Meeting closed at :

Signed :

Chairman

Date:

On behalf of :-

Ticehurst Parish Council