

COMMITTEE DATE:	15 December 2022
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APPLICATION NO: RR/2022/2199/P - HORSEBROOKS FARM, LUDPIT LANE, BURWASH

Agents Comments on factual matters (LBC) following sight of the DRAFT committee report;

- The applicants' names are Anna and Neil Canetty-Clarke.
- 3.4 – your summary of the revisions that have been made is incomplete and omits key changes. This includes: Three electric bikes will be provided free on site; Reappraised curtilage listed wall and cowshed heritage status, leading to an increase from Moderate to Moderate/High. There is no mention of the 16 letters of support which have been submitted, which seems to be a huge omission.
- There is no summary of the Etchingham Parish Council support. Etchingham parish forms one of the boundaries of the site and their comments should also be summarised.
- 7.4 the heritage appraisal in respect of the cowshed and farm walls are wrong. Both should be moderate to high.
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Report Corrections;

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- There is no mention of the 16 letters of support which have been submitted, which seems to be a huge omission.

The letters of support are acknowledged, they are recorded in the Committee report as;

'6.1.1 A number of letters of support have been received from the public voicing general support for the proposal.

6.1.2 All comments can be viewed in full on the Council's website'.

- these are recorded against the planning application and include comments such as;

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'It is such a shame that this farmyard is pretty derelict when it will make such a beautiful place to live with these designs - and so hidden, it won't impact anyone else from near or a distance. It will enhance the area hugely'.

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Etchingham PC do support;

Support

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listed farmhouse and the next-door neighbour's converted barn. They could, and should, be restored to beneficial use. This cannot be achieved without investment.

The applicant is looking to fund the changes through a house, which now conforms, in appearance, rather more to that of the farmhouse and enables the removal of some existing poor-quality modern buildings that blight the heritage assets.

The adaptation and re-use of redundant buildings is dealt with positively in one of the sub clauses of NPPF Para 80 and arguably what is proposed is in accordance with RDC policies EN2 and 3 and DHG4. It also accords with the Neighbourhood Plan GP02.

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The applicant is also proposing the removal of much impermeable surfacing, increasing biodiversity and grassland in its place. The buildings will aspire to make a positive contribute to Rother's campaign to become carbon neutral. EPC notes that the applicant farms organically and has done so for three decades.

Since the access to the lane running through the settlement is not perfect, a single additional house rather than a more commercial development of the buildings is almost certainly beneficial in terms of traffic and since the house in question will not visually intrude on the AONB, it will add to Rother's housing requirements without doing any harm to the AONB.

EPC respectfully suggests that it be noted the house conforms to the High Weald design guide and makes use of vernacular materials.

EPC also notes that the neighbours favour the whole scheme, including the residential element, understanding that without this the applicant cannot fund the rest of the application.

Etchingam Parish Council can see no downside to the scheme and a considerable number of positive advantages, hence it's support

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- 7.6 the first line seems to repeat 7.5. **Para numbers not reflected in finalised report.**
- 8.20 – there is no mention of the shutter system on the glazing. **The Agent is correct.**
- 8.21 and 8.22 – you state dairy cowshed, when you just mean cowshed. **Noted.**

A letter has been received from the Agent regarding the application, a letter has also been received from the applicant - these are attached.

CONCLUSION:

The Agent's comments are noted.

The Officer recommendations remain unchanged.

ELECTRONIC ONLY

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URL www.dowsettmayhew.com

9 December 2022

Dear Councillors

Planning Application RR/2022/2199/P and Listed Building Consent RR/2022/2201/L

Introduction

I write with regards to the above two applications, which are being referred to your Planning Application Committee Meeting on Thursday 15 December 2022.

In advance of the meeting, we were supplied with copies of the Committee Reports for both applications. On reviewing these, we noted that there were a number of errors and omissions. Accordingly, we wrote to your Officers on 5 December, prior to the formal release of the reports, to highlight these matters. Unfortunately, when the reports were published on 7 December, none of these matters had been corrected or updated.

The applicant has therefore taken the view that Councillors should be contacted directly to raise these issues. It is politely submitted, that they provide crucial context and detail about the proposal, showing the scheme in a more favourable light. As these matter have been sadly omitted from the reports, the issues which the applicant feels are most important are detailed below.

It should be noted that these are not late/or new matters in support of the proposal. All the following details provided are available to view on the Councils Public Access Planning Website or formed part of the submission documents.

Errors and Omissions in Committee Reports

1. The Committee Reports do not include or summarise the 16 letters of support received from local residents. This would seem to be a huge omission and one that weighs significantly in favour of the proposal. It is also material than no objections have ever been lodged with the Council, since the first site notice went up in April 2022. A short summary of the current letters of support are outlined below.
 - i. TN32 5ET: This is an ideal location for new house as it is within walking and cycling of Etchingham and Robertsbridge (and the electrical bikes powered by solar panels is a good idea to further enhance the scheme's sustainability). Also, this is an ideal opportunity to make use of redundant farm buildings and in general will enhance the area. Such schemes should be encouraged and therefore I strongly support it.

- ii. TN21 8XE: Seems to be exactly the type of development we should be supporting.
- iii. TN19 7BA: I would like to support this application. In my opinion it is a good proposal, a great design and we like idea of old farmyard brownfield site being brought back to life with a new home there. It desperately needs attention and this would be the perfect solution.
- iv. TN32 5HP: This is a perfect reuse of an area of redundant buildings which will undoubtedly enhance this little hamlet.
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- xiii. TN32 5ET: A thoughtful and attractive application.
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2. The Committee Reports also fail to include details of the positive support offered by Etchingham Parish Council. Whilst the site sits on the edge of the eastern boundary of the Parish of Burwash, it is within a few metres off the southern boundary of Etchingham Parish. The Parish therefore have a reasonable interest in the scheme and along with Burwash, are supportive of the proposal. Their response is also highly favourable of the proposal and the omission of this seems unreasonable. They have stated the following:

- Etchingham Parish Council realises that the existing buildings are increasingly derelict and potentially dangerous. Additionally, in their current form, they have an adverse impact on the listed farmhouse and the next-door neighbour's converted barn. They could, and should, be restored to beneficial use. This cannot be achieved without investment.
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3. The revised scheme has been significantly altered since a refused scheme earlier in the year. The changes are not in our view, "*very minor/minor*", as described in the Committee Reports. The amendments make the proposal smaller, less bulky, lower in height, have boosted sustainability and greening of the site, added further heritage justification, removed more hard surfacing and reduced the carbon footprint of the development. The Committee Reports fail to list all of the changes and only present 7 of the 11 changes made.

4. The Committee Reports do not make it clear, that although the site is outside the Burwash development boundary, it is within the ancient boundary of the established hamlet of Willards Hill and is not in open countryside. The report also does not mention that the farmyard is developed land and entirely laid with impermeable hard surfacing.

5. The reports refer to one barn which is to be demolished as "*metal*". It is not, it is a concrete asbestos building. Elsewhere in the report, Officers refer to a "*dairy cowshed*", when they mean cowshed.

6. The Listed Building Committee Report describes the new barn height as being 9.3m. This is incorrect, and the revised height is 8.4m. There is also no mention of the window shutter system that has been designed to respond to Neighbourhood Plan Dark Skies policy.

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On behalf of the applicant, I would thank you for reading this letter and we look forward to presenting our case on 15 December 2022.

Yours sincerely

Peter Young BSc (Hons) MA MRTPI
Associate Director

Horsebrooks Farm
Willards Hill, Etchingam, East Sussex, TN19 7DB

9 December 2022

Dear Councillors,

Horsebrooks Farmyard RR/2022/2199/P and RR/2022/2201/L

We are writing in advance of the Committee Meeting on 15th December 2022 as we thought it would be helpful to provide you with a few images of what was here in the past, what is here now and how the scheme now looks with its lower roof. The following is all included in the various documents that support the current Planning Application and Listed Building Consent.

1. What Was Here In The Past

These three images from 1960 and 1970 show the extent of the farmyard, the location of the dairy block (which is the proposed new barn dwelling), the scale and height of the ancient threshing barn (which burnt down in the late 70s) and on which the new dwelling design has been based. Please kindly note the height and scale/bulk of the threshing barn (and the metal barn, now removed).





This 1995 image shows the farmyard without the metal barn and the threshing barn, and a new large Atcost barn (now removed) beyond the dairy block. Please kindly note the bulk of the buildings on the site. Our scheme will reduce the volume and footprint by almost 30%.



2. What Is Here Now

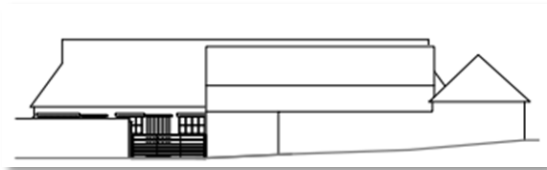
These images from 2022 show the dairy block (which is to be incorporated into the proposed new barn dwelling) and the Atcost sheds, with asbestos roofs, which will be removed.



3. The Scheme

These drawings show the existing North East elevation (with the dairy block at the back) and the proposed scheme. The initial scheme barn height was 9.3m, but this has been reduced in the current scheme to 8.4m. The final image shows how the barn would look from the entrance screened by the existing 3 large trees that we planted there 30 years ago.

EXISTING NORTH EAST ELEVATION



INITIAL SCHEME ROOF 9.3M



AMENDED SCHEME ROOF 8.4M



AMENDED WITH TREES



Yours faithfully,

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This 1995 image shows the farmyard without the metal barn and the threshing barn, and a new large Atcost barn (now removed) beyond the dairy block. Please kindly note the bulk of the buildings on the site. Our scheme will reduce the volume and footprint by almost 30%.



2. What Is Here Now

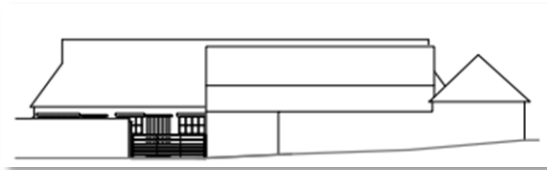
These images from 2022 show the dairy block (which is to be incorporated into the proposed new barn dwelling) and the Atcost sheds, with asbestos roofs, which will be removed.



3. The Scheme

These drawings show the existing North East elevation (with the dairy block at the back) and the proposed scheme. The initial scheme barn height was 9.3m, but this has been reduced in the current scheme to 8.4m. The final image shows how the barn would look from the entrance screened by the existing 3 large trees that we planted there 30 years ago.

EXISTING NORTH EAST ELEVATION



INITIAL SCHEME ROOF 9.3M



AMENDED SCHEME ROOF 8.4M



AMENDED WITH TREES



Yours faithfully,

Anna and Neil Canetty-Clarke