

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Wednesday, 5 August 2009, at 7 pm in the Memorial Hall, Framfield.

Present: Maria Naylor (Chair), David Andrews, Ian Paisley, Eryl Thomas and Fred Thurston.
In attendance: Ann Newton (Clerk) Public: Two.

The order of the items on the agenda are varied in line with public speaking. However, the minutes are detailed in the order of the agenda.

1. Apologies.

Brian Hodge. Rob Newton had to leave the meeting after the first item discussed (application number WD/2009/1509/F).

2. Declarations of Interest.

Maria Naylor declared a prejudicial interest and Peter Friend a personal interest in application number WD/2009/1261/F – Littlebrook Farm – and both left the room during the discussion on this application.

3. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 15 July 2009 having been circulated, be approved, adopted and signed as a correct record.

4. Planning applications for consideration - (comments denoted in italics and underlined)

- **WD/2009/1261/F – Proposed replacement commercial building. Paygate Farm, Eastbourne Road, Uckfield.**

The PC does not support the application. The proposed building has a much larger footprint than what is currently in place and has a domestic appearance. The proposals are for a larger building, possibly inviting extra vehicles onto this difficult junction. The PC is aware of the neighbour's objections and also believes that the application is not in line with the recent appeal decision.

- **WD/2009/1509/F – Ground and first floor additions. 20 Becketts Way, Framfield.**

The adjacent neighbours (18) were in attendance and voiced their objections to the application on the grounds of size, encroachment of their boundary and loss of light. The PC objects to the application on the grounds of the excessive scale and mass of the proposed extension which would be an unacceptable encroachment on number 18 Becketts Way. The proposal abuts their boundary which would be a detrimental impact on their property and day to day life. The proposed porch is out of keeping with the general street scene. The removal of the garage gives concern for the reduction in off-street parking. The Council do not object to the principle of an extension but the current proposals are too large.

- **WD/2009/1418/F – Private equestrian development comprising four stables, feed and tack room with ancillary manege. Littlebrook Farm, Brookhouse Lane, Framfield.**

Maria Naylor and Peter Friend left the meeting room at this stage. The PC have no objection in principle to the proposals for stabling etc however they are concerned with the positioning of the building so close to the road which would be disruptive to the equine activities due to the speed and closeness of the passing traffic and in turn to the vehicles passing who would not expect such activities so close to a fast road. If WDC is minded to approve the application the PC would request that there is no floodlighting on the site and it is for strictly private use only.

- **WD/2009/1284/LDE – Use of site for repair and servicing of motorcycles.**

3a Oaks Farm Workshops, Blackboys Road, Framfield.

The PC cannot support the application and in fact can only provide evidence against it. The site is not classified for B2 use and in 2004 the PC were notified of complaints from local residents to WDC of motor trade type activities and the owner was reminded by WDC Enforcement that the land/buildings should only be used for B1 and storage use only. The PC holds copies of this correspondence but suggests that the Case Officer refers to Mrs Christine Arnold for verification. Additionally, as stated in the application, the applicant quotes 2001 as the first date on which the business occurred which is inside the ten year period for the judgement of a Certificate of Lawful Development to be satisfied. The PC would not wish B2 use to be granted as the impact and noise on the community would be unacceptable.

- **WD/2009/1480/F – Demolition of former brick built kennel building and replacement with garden storage building.**

Honeys Green Cottage, Easons Green.

The PC has no objection to the application although it believes the replacement to be rather large and of domestic appearance. If the application is granted approval the PC would like to see a condition adding tying the building to the house.

5. For Information.

WDC Approvals

- WD/2009/0846/LB – Repair wall using the current Wealden stones. Glebe Farm, The Street, Framfield.
- WD/2009/0336/F – Construct single storey timber framed brick clad extension to the rear. To enclose part of the alley way of the house with timber framed structure with clear PVC roof. Create a new downstairs window from the kitchen to the side alley way. 14 Palehouse Common, Framfield.
- WD/2009/0990/F – Erection of four single storey stables, tack room and hay/feed store. Field OS 1310, lane at Hammonds Green Farm, Sandy Lane, Framfield.
- WD/2009/1249/F – Proposed alterations and two storey extensions. Orchard House, Chapel Lane, Pounsley, Blackboys.
- WD/2009/1180/F – Single storey extension to the side and rear. Police House, Sandy Lane, Framfield.
- WD/2009/1178/F – Replacement of the existing garage building. Lattice Cottage, Blackboys.
- WD/2009/1177/F – Replacement of the existing stable building. Pounsley Mill, Blackboys.

6. Any Other Business at the Discretion of the Chair.

- WDC: New Standard Model Planning Conditions and Informatives.
- Further discussion and formulation of a response to the LDF Consultation.

7. Next Planning Committee Meeting.

Wednesday, 26 August 2009 at 7 pm in the Memorial Hall, Framfield.

AEN/23.03.2011

Circulation: Planning Committee/All other Parish Councillors.