

# FRAMFIELD PARISH COUNCIL

---

## Minutes of a Planning Committee Meeting held on Tuesday, 28 May 2013, at 6.15 pm in the Village Hall, Blackboys.

Present: Committee Members: Jeff Goggin (Chairman), Selina Allen, Richard Brocklebank [part], Myran Eade and Ian Paisley [part].  
In attendance: Ann Newton (Parish Clerk).  
Access to information: Rob Newton.  
Public: None.

*At the meeting, the order of the items on the agenda may be varied in line with public speaking. However, the minutes are detailed in the order of the agenda.*

### 1. Apologies.

Felicity Groves and Maria Naylor.

### 2. Declarations of Interest.

*Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on the agenda.*

### 3. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 30 April 2013 having been circulated, be approved, adopted and signed as a correct record. The entire Committee declared a personal interest in item WD/2013/1045/F – as the agent is the architecture currently working for the Parish Council.

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

- **WD/2013/0692/FR – Widening of access and installation of gates together with addition of mirrors on opposite side of road. The Oaks, Framfield TN22 5PN.**

*The Parish Council strongly objects to this application which although not actually detailed in the title suggests the importation of a large amount of inert landfill waste to the site.*

*Firstly, the Council, if the importation of waste is the ultimate goal, strongly objects to the proposals on an agricultural field currently used for the grazing of horses. The field is overlooked by several properties and is bordered on two sides by the B2102 – the main road from Uckfield through Framfield to Blackboys and onto Cross-in-Hand/Halland. The road is not suitable for the increase in traffic generated by or for the size of vehicles associated with this sort of operation. The entrance to the field is on the brow of a hill and quite blind when approaching from Framfield. Additional stopping and turning into the field particularly with large vehicles would only increase the hazards that already exist where drivers see an opportunity on a straight area of road to accelerate before entering or having just left the main part of Framfield village. To access the entrance would mean crossing the pavement which only exists on that side of the road. The damage to the environment by such a proposal would be insurmountable.*

Secondly to address the proposals for the installation of double gates, a wheel-washer and mirror. As stated above the entrance is on the brow of a hill and blind when approaching from the west and not much better from the east. Horses have been grazed in the field for many years without the need to extend the gates – a horsebox could easily be taken off the road into the field through the current access for loading/unloading.

Wheel-washer and mirror – there is no requirement for a wheel-washer or mirror (which indeed would be on private land out of the control of the applicant)– the very small amount of traffic currently generated by the owner of the horses does not justify a requirement for either item.

- **WD/2013/0931/F – Replacement garage block with games/hobbies room over.**  
**Long Meadow Farm, Streele Lane, Framfield TN22 5RY.**  
The Parish Council wishes to support the application and if approved would like a non-severance condition applied.
- **WD/2013/0944/O – Erection of two semi-detached small residential dwellings.**  
**12 Palehouse Common, Framfield TN22 5QY.**  
The Parish Council objects to this application as they believe it is over-development of the site. The Council notes that there is further land outside of the red/blue line at the rear of the site and would have preferred to see that included in the application, although presumes it is not in the ownership of the applicant. By not including the land, any approval of this application could lead to further applications on the land at the rear which would further exacerbate the overcrowding problem.

## **5. For Information.**

### WDC APPROVALS:

- WD/2013/0568/F & WD/2013/0569/LB – Proposed two storey rear extension and internal alterations.  
Upper Honeys Green Farm, Lewes Road, Framfield. TN22 5RE.
- WD/2013/0474/F Proposed first floor side extension, single storey rear extension and internal alterations.  
Orchard House, Framfield, East Sussex TN22 5PJ.
- WD/2013/0486/F – Two storey rear extension & single storey side extension to replace existing sun room.  
Long Meadow Farm, Streele Lane, Framfield TN22 5RY

### APPEALS SUBMITTED:

- WD/2012/2573/FR – Retention of a caravan for farm owner/manager.  
Black Meadow, Hollow Lane, Blackboys, Framfield TN22 5JB.
- WD/2012/0822/F - Continued use of land for agriculture, forestry and stationing of bus and lean-to structure for residential purposes  
Quicken Wood, Lewes Road, Blackboys.

### APPEALS DECIDED:

- WD/2012/0714/F – Proposal to remove mobile home and construction of bungalow to serve existing B1 use.  
Paygate Farm, Palehouse Common, Framfield

## **6. Any Other Planning matters for reporting at the Discretion of the Chair.**

To include any other planning applications which may arrive after the agenda has been published at the discretion of the Chairman in line with the terms of reference of the Committee.

- **WD/2013/1025/F – Extension to house.  
Half Acre, Lankhurst Oak, Blackboys TN22 5HD.**  
*The Parish Council supports this application – the proposals are a minor addition to the property which will have no detrimental effect.*
- **WD/2013/1045/F – New replacement dwelling and garage.  
Ivy Cottage, Beechy Road, Blackboys TN22 5JG.**  
*The Parish Council supports the application for a replacement dwelling which will provide a much more attractive and more suitable accommodation without having a detrimental effect on the surroundings – in fact will be an improvement.*

## **7. Next Planning Committee Meeting – Tuesday, 25 June 2013.**

AEN/04.06.2013

*Circulation: Planning Committee.*