

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 13 December 2016, at 6.30 pm in the Village Hall, Blackboys

Present: Committee Members: Keith Brandon (Chairman), Peter Friend (Vice Chairman), Jeff Goggin and Maria Naylor
In attendance: Ann Newton (Parish Clerk).
Public: Six [part].

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.

Councillor Alan Greenslade.

2. Declarations of Interest.

Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on the agenda. There were none.

3. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 27 September 2016 and delegated comments (October and November) having been circulated, be approved, adopted and signed as a correct record. (JG/PF).

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

The order of the applications may be changed in line with those with public speakers but the minutes are detailed in the order of the agenda.

- **WD/2016/2666/FR – Retention of a temporary rural worker’s dwelling and stationing for a further period of three years. Hollow Lane Vineyard, Hollow Lane, Blackboys TN22 5JB.**
*Two members of the public were in attendance speaking against the application.
The Parish Council strongly objects to this preposterous application. There is absolutely no reason for residential status on the land. The ‘dwelling’ has four bedrooms and is larger than some houses on an application where it is alleged that there is currently one worker. It is completely overbearing and unnecessary and certainly not in keeping with the area. A resident also noted that there is a generator running 24/7 and should this be the case it needs addressing because it is totally unfair on those living nearby.*
- **WD/2016/2558/F – Demolition of existing barn and construction of new dwelling. September Farm, Lewes Road, Blackboys TN22 5JH.**
The Parish Council objects to this application. The footprint of the proposals are far larger than the current barn and the design is not aesthetically pleasing. They also have concerns that the proposed residential dwelling is to back onto an existing business workshop. Could, through no fault of the business, restrictions end up being imposed on the business if complaints are made by the occupants of the new house? A further major concern is that at no point in the

application including the application form, DAS, survey reports, is there any reference to the existing asbestos on site.

- **WD/2016/2576/F – Provision of an annexe with catslide roof to side elevation.**

Hammonds Green Cottage, Framfield TN22 5QH.

The Parish Council supports the application which seems to be meeting the needs of an elderly relative subject to the usual conditions. The Council would not like to see further additions to this already quite considerably extended property.

- **WD/2016/2866/F – Proposed open-fronted lean-to building to create a covered storage area.**

Haynes Agricultural, Squires Farm Industrial Estate, Palehouse Common, Framfield TN22 5RB.

The Parish Council supports the application for a local business and appreciates the need for extra security. However, they are concerned that this is being called a lean-to, yet is some distance from a building.

- **WD/2016/2648/F – The proposed removal of a redundant agricultural buildings and dwelling and their replacement with 2 no. four-bedroomed dwellings.**

Moate House Cottages, Off Pump Lane, Framfield TN22 5RL.

The Parish Council strongly objects to this proposal and comments remain as before – detailed below.

“The Parish Council formally objects to the application for the following reasons: the principles of the removal of small buildings (and in this case what seems to be a small shed) in order to put up two larger dwellings some distance away; they have concerns about the impact of the development on the adjacent ancient woodland and the effects on wildlife/conservation principles; concerns over the access with increased traffic movements onto a lane in a terrible condition already overloaded with traffic from the adjacent industrial site – in fact disputes the traffic movements detailed from a dilapidated shed! The Council also understands that there is a septic tank sited on or near to the proposed access which serves the house(s) opposite”.

In addition, they are also disappointed that despite previous objections from local residents with various concerns changes have been made that do not address these issues. They also fail to see how removing buildings such as sheds from a completely different area of the Parish and ‘replacing’ them with luxury four bedroomed houses in an area of ancient woodland is to the benefit of the community, wildlife and plants/trees.

There seems no apparent reason for the changes in curtilage and to destroy ancient woodland for the sake of housing is insensitive to the local environment. This only has the perception of a build to encourage maximum sales when advertising a ‘luxury 4-bedroom house set in an idyllic ancient woodland’.

- **WD/2016/2795/F – Erection of underground swimming pool and plant cabinet within residential curtilage.**

Long Meadow Farm, Streele Lane, Framfield TN22 5RY.

The Parish Council supports the application as it sees no reason to object to these proposals taken in isolation unless over development of the site is a consideration. Although they are concerned about the amount of demolition and unfinished construction at the address, and the idea that more will follow with the building of a swimming pool.

5. 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.

7. Next Planning Committee Meeting – 31 January 2017.

Additional meetings will be called during the intervening period if the Chairman believes they are required otherwise comments are passed to the Planning Authority under the Parish Council's delegated procedure policy – available on the website, noticeboards and Parish Magazine.

AEN/19.12.2016

Circulation: Planning Committee.