

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Decisions April 2017

Decisions can be delegated to the Chairman (or Vice-Chairman) plus two other members if agreed by the Chairman.

The following decisions were made under delegated authority by Keith Brandon (Chairman), Jeff Goggin and Maria Naylor. (The Chairman has the casting vote in any tie).

WD/2017/0359/F – Erection of 3 bay oak framed garage, demolition of existing two bay wooden garage and separate wooden outbuilding. Change of use to domestic curtilage. Formation of new access. 1 PUMPWOOD COTTAGES, PUMP LANE, FRAMFIELD, TN22 5RL

The Parish Council strongly objects to this application - a poor application which fails to highlight several issues. However, they do not object to the principle of a replacement garage.

- This area is within the Ashdown Forest zone
- The area indicated for a new access is in fact semi dense ancient and semi-natural woodland according to the MAGIC geographical information website, and would be required to be destroyed to make way for a new access when there is already a perfectly good access nearby that is already established.
- There are no ecological or archaeological surveys in place.
- The proposed new access makes no reference to splays, materials to be used for the access driveway, measurements, any proposal for retention or developing the existing access and driveway, the large embankment that runs along the west curtilage boundary (roadside) that is in the way of a new access and driveway, as well as the established ancient woodland. It is also adjacent to an archaeological site of interest (within 50m). This would have a negative impact on the street scene in what is one of the Parish's more picturesque areas.
- The proposed building is overbearing despite the fact that no units of measurement are included, it is assumed that the scale is in metres and the measurements are in millimetres, but confirmations would be required. A new 49m² footprint and height in excess of 4m garage albeit with no doors, constructed of semi unknown materials is not in keeping, whilst also making no reference to the existing buildings that are to be removed.
- There is no reference to the curtilage area proposed for change of use, or as to how or why. The proposed area is essentially in a secluded wooded area with no proposals for lighting or power to the building where it would be considered light pollution if power and lighting were included which would have a negative impact on the ecological surroundings.
- This a very poor application and Framfield Parish Council hope that all of these matters are considered to refuse this application.

WD/2017/0463/FR – Retention of Willow Cottage as a separate residential unit.

WILLOW COTTAGE, PUMP LANE, FRAMFIELD, TN22 5RQ

The Parish Council objects to this application. It seems as if the traffic report has been manipulated to produce results in line with 1.4 of the said document.

The properties are clearly not flats and should be represented as small houses in their own right, which in fact according to the TRICS database would produce 2 x 4.1 trips per day, compared to 7.3 trips as a single large dwelling, with a net increase of 0.9 trips per day.

Due to the secluded location, it would be appropriate to suggest that each dwelling will require vehicles to commute and each dwelling is able to support at least 2 cars each, which would suggest that the basis of the traffic report is purely looking to support the less-than or equal-to nitrogen impact on the Ashdown Forest.

There is some confusion as to “WD-2017-0463-FR_General Plan Plans as existing and proposed REV 220317” in which it is presumed that the red shaded area represents the two dwellings as indicated on the right of the drawing? However, the footprint for this does not fit in to the red shaded area whichever way it is rotated. There are also two separate unknown green and yellow shaded areas on the drawing, but the applications suggests that there is no change to the outer perimeter. Clarification would be required.

The Parish Council would also like to highlight that they are disappointed that this a retrospective application despite pre application advice, and would be cautious in any other decision so as to not set a precedent.

WD/2017/0481/LB – Take up existing timber floor. Replace with concrete oversite and DP membrane. Finish with timber floor to match floor previously removed.

BUNCES, LEWES ROAD, BLACKBOYS, TN22 5JA.

The Parish Council supports this application. These are only minor alterations to maintain the lifespan of the building, subject to approval and comments by the Conservation Officer.

AEN/20.04.2017

Circulation: Planning Committee/All other Parish Councillors.