

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Thursday, 9 March 2017, at 6.30 pm in the Village Hall, Blackboys

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

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 31 January 2017 having been circulated, be approved, adopted and signed as a correct record. (PF/MN).

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/2017/0428/F – Three bay timber framed detached garage. Long View, Framfield Road, Blackboys TN22 5HD.**
The Parish Council supports the application but to enable these proposals would not like to see any of the west side boundary hedge removed.
- **WD/2017/0332/FR & 0333/LBR – Part retrospective application for the construction of a single storey outbuilding and enlargement of vehicular hardstanding within the curtilage of the property. Erection of close boarded fence. Pounsley Oast, Sharlands Lane, Blackboys TN22 5HP.**
The Parish Council objects to these proposals. The fence and hardstanding is not in-keeping and impairs on the historic significance of the Listed Building.
- **WD/2017/0230/LB – Insertion of conservation rooflight into north elevation of roof. Pounsley Oast, Sharlands Lane, Blackboys TN22 5HP.**
The Parish Council supports this minor alteration to already approved proposals but would defer to the opinion of the Conservation Officer.
- **WD/2017/0076/F – Proposed agricultural store and stables. Cider House Farm, Lewes Road, Blackboys TN22 5JD.**
The Parish Council objects to this application due to the enormous size of the proposals particularly when there are other similar buildings on

site already. The site is in or adjacent to the AONB but either way, is a scenic setting and the proposals are not in-keeping with this.

- **WD/2016/2808/F – Conversion of the existing barn to form a single dwelling, and the construction of a detached garage building with lean-to log store.**

Gatehouse Barn, Gatehouse Lane, Framfield TN22 5RS.

The Parish Council supports this application; the principle of a barn conversion has already been established and these proposals will have minimum impact on the surrounding area.

- **WD/2016/2911/F – Erection of detached garage and store. Duckings, Lewes Road, Blackboys TN22 6JA (Amended plans to show resited garage building and reduction in size and height of building dated 22 February 2017).**

The Clerk advised the meeting that this application is now out of time and has been approved by WDC.

- **WD/2017/0205/F – Proposed two storey side extension and internal alterations.**

Relfs Farm, Terminus Road, Blackboys TN22 5LY.

The Parish Council supports this application which will have a minimal impact on the character of the building.

5. Any Other Planning matters for reporting at the Discretion of the Chair.

The Committee was asked to consider the Premises Licence application detailed below so that the Council can give its views within the timescale of the application - the Committee agreed to do this.

- **New Application WK/201615849 - Alcohol off sales at premises and internet off sales.**

Bignose and Beardy, Upper Brookhouse Farm, Brookhouse Lane, Framfield, TN22 5QJ.

Applicant : Messrs Day & Stark, Veterinary House, The Street, Framfield, East Sussex, TN22 5NS.

The two applicants were in attendance and gave an overview of their proposals and took questions from Councillors. The Committee voted unanimously in support of the proposals and commented that it was good to have such a business in the Parish.

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/2017/0378/F – Extension of residential curtilage and change of use of existing games room to an annexe.**

Benedict House, Beechy Road, Blackboys TN22 5JG.

The Parish Council objects to this application. The proposals mean the creation of another dwelling, particularly as a kitchen is included in the design, rather than an annexe, ancillary to the main house.

The Chairman elaborated on the reasons behind the failure to comment on application WD/2016/2911/F above in that there were not enough Committee members available to put together delegated comments within the timescale of the application. The Committee stated

that this is regrettable and that they were happy to continue with delegated comments on non-contentious applications in line with the terms of reference of the Committee. If some members of the Committee did not wish to handle applications in this way, they were at liberty not to. The meeting agreed that Sam Sharples should be added to the Committee to make sure that the meeting/delegated comments is quorate each time. This would be added to the next Full Council agenda for ratification.

7. Next Planning Committee Meeting – 28 March 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/14.03.2017

Circulation: Planning Committee.