

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Wednesday, 12 July 2017, at 7 pm in the Village Hall, Blackboys

Present: Committee Members: Keith Brandon (Chairman), Peter Friend (Vice Chairman), Selina Allen and Maria Naylor
In attendance: Ann Newton (Parish Clerk).
Public: Four [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. Election of a Chairman.

Selina Allen proposed that Keith Brandon be re-elected as Chairman. Maria Naylor seconded the proposal which was unanimously agreed by the Committee. There had been no other nominations.

3. Election of a Vice Chairman.

Keith Brandon proposed that Peter Friend be re-elected as Vice Chairman. Selina Allen seconded the proposal which was unanimously agreed by the Committee. There had been no other nominations.

4. 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.

5. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 23 May 2017 and delegated comments from June having been circulated, be approved, adopted and signed as a correct record. (PF/MN).

6. Planning applications for consideration - (comments denoted in italics)

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/2017/1281/F & 0893/LB – Garden works: remove modern steps and terrace to rear of property and replace with Yorkstone. Create free standing garden wall adjoining existing wall to create entrance courtyard. Re-grade the side garden area creating a level garden area (lawn and flower garden) retained with brick walls. Extend the parking area and install calor gas and diesel tanks.
Tickerage Mill, Tickerage Lane, Blackboys TN22 5LU.**

The Parish Council supports in principle this application and feels the works will be an enhancement to the property, but as the building is of historic significance in the Parish, the Council prefers to defer to the Planning Officer and Conservation Department to decide what is best.

- **WD/2017/0819/FR – Retrospective application for agricultural barn for the storage of agricultural vehicles/machinery.
Gate House, Gatehouse Lane, Framfield TN22 5RS.
(Amended Plans received to show the relocated access route and new**

access plan dated 14th June 2017).

The Parish Council continues to object to this application – please see previous comments. They would also like noted that the tree survey is not showing the correct content.

- **WD/2017/1327/LB – Alteration works relating to the use as a single dwelling after a previous use as two houses and three flats. Gate House, Gatehouse Lane, Framfield TN22 5RS.**

The Parish Council supports in principle this application but as there is a substantial amount of work to be carried out on this important historic building in the Parish, the Council prefers to defer to the Planning Officer and scrutiny of the Conservation Department to decide what is best for the Listed Building.

- **WD/2017/1292/F – Demolition of existing substandard residential dwelling and erection of replacement four-bedroom single unit family dwelling (including accessible ground floor bedroom) and replacement of existing garage. Ridgeway, The Street, Framfield TN22 5NX**

The agent and architect gave the Committee a short presentation on the application – there were comments from the applicants who were also in attendance.

The Parish Council supports the proposals and is pleased that the revised application takes into account the previous concerns raised. The Council asks for two points to be confirmed if the application is to be approved:

- *No final slab level has been stated on the plans and for clarity can the applicant confirm this formally with WDC.*
 - *Due to previous objections/refused applications the Council would like to see PD rights removed as a condition.*
- **WD/2017/1211/F – Erection of 1 No. new dwelling on former nursery and garden centre site. Plot 1, Blackboys Nursery, Framfield Road, Blackboys TN22 5LS.**

Previously the Parish Council supported the proposals for the three properties which supports local development on part of a brownfield site which should also have had a financial benefit to the Parish and District Council by the way of CIL payments. At the time, the Council was disappointed that the application was ‘CIL exempt’ on the grounds of self-build. However, within in this application, the D&A statement unashamedly details that these revised applications are purely to circumvent the CIL charges which they have been unable to do under the approval of the original application. Although the Parish Council finds it difficult to object to the principles of the proposals, they are not happy at the unwillingness to provide any community benefit and the mechanism that is being used.

*Also the Council believes there is confusion and perhaps some clarification is needed in regards to traffic credits that have been suggested in another planning application for development in ‘Mill Field’ (WD/2017/0942/0). How can alleged credits move from one application site to another especially following their previous comments on the validity of the credit data? *(Previous comments detailed below). Are these credits transferred or indeed sold by, in this case the applicant of the Nursery site?*

If so, it is ridiculous and incredulous that by manipulation of the planning system in order to support an application, different applicants can collectively

work together to evade costs and essentially provide paid evidence to support another application. In this case the applicant of the Nursery site is blatantly agreeable to 'give nothing back' for the income the site will achieve and also be willing to enhance the chances, for possibly financial gain, of an approval on a greenfield site, outside any development area, which is not required or wanted by the community.

***In regards to comparative sites - the development at Gun Road was inside the old development boundary, the Service Station and the housing at Pure Plants are both brownfield sites, but Mill Field (the local name for the site) is a green field site.*

The trip generation comparison report is somewhat incredulous. Throughout this application including the supporting letter it picks apart every aspect of the draft WDC Local Plan and policies, with a view of supporting the proposal. Yet, in the trip generation document it highlights that when looking at comparisons, the Blackboys Nursery would generate 1482 trips a day. As anybody that knows the area would, this is preposterous and the applicant seems to have some concept of this although by using another comparison which they state is not in line with the prescribed method and has come up with a revised figure of 720 trips per day. The Council cannot recall, but it has been some years since this site, even when open would have seen 10% of this figure!

A justification is that a Garden Centre in Kingston, Lewes is of a similar comparison to Blackboys. The Council quotes from that Garden Centre's own website, "We are the biggest garden centre retailer in the UK, with over 150 garden centres nationwide". To use this as a comparison to Blackboys Nursery is ludicrous".

- **WD/2017/1212/F – Erection of 1 No. new dwelling on former nursery and garden centre site.
Plot 2, Blackboys Nursery, Framfield Road, Blackboys TN22 5LS.**

See comments for Plot 1.

- **WD/2017/1205/F – Erection of 1 No. new dwelling on former nursery and garden centre site.
Plot 3, Blackboys Nursery, Framfield Road, Blackboys TN22 5LS.**

See comments for Plot 1.

7. 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. There were none.

7. Next Planning Committee Meeting – 25 July 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/18.07.2017

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