

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 26 September 2017, at 6.15 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: Twelve [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 and Selina Allen. The Clerk advised the Committee that Alan Greenslade has resigned from the Council.

2. Declarations of Interest.

Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on the agenda. Peter Friend declared a personal interest in being acquainted with some of the objectors to the Long Meadow Farm application. Keith Brandon also declared a personal interest in that he was a School Governor alongside the applicant for the Veterinary House application.

3. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 6 September 2017 having been circulated, be approved, adopted and signed as a correct record. (PF/MN).

4. Planning applications for consideration

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/2017/0942/O – Outline application for the erection of 7 no. dwellings, access, landscaping and other associated infrastructure. Dwelling mix comprising 6 no. semi-detached properties up to 106m² and 1 no. detached property.**

Land adjacent to recreation ground, Framfield Road, Blackboys TN22 5LR.

Residents were in attendance and spoke strongly against the application.

The Parish Council strongly objects with the following comments:- This application is disgraceful. The Parish Council have not only objected to the first, second or third rendition of this application but still continue to do so with the same comments previously furnished.

The application, albeit outline planning only, should offer some clarity as to what is intended to be built. This revised application simply has a single amended block drawing showing 7 houses and no further detail. All other documents refer to the previous application. As is often the case, outline plans get approved and then through time, the original intention is lost and expectations of what is going to be built dramatically changes, often for the worse. Looking at an outline plan for 7 houses on greenfield land, outside of the core development area has NO place in the Parish and should be refused planning consent. There are more suitable locations in other areas that would benefit from these properties, and to be allowed a large scale build (for a village) is a dangerous precedent to set, and obscene. For the sake of the parishioners and by the power granted to Wealden District Council, we implore you to reject this application.

The previous objection comments by the Parish Council are still applicable. In addition to:

1. It is in an unsustainable location
 2. Visibility for highways is based on the need to cut back or completely remove the substantial and established hedging that is in place now, which would have a massive impact on the wildlife and also the natural setting for this location and general street scene.
 3. The revised Highways Report comments contradict its first edition
 4. There is an expectation for the Parish Council to make a decision based on a single block drawing as all the other documents refer to the previous 5 house application.
 5. The fictitious traffic credit calculations provided are still as per the Parish Council's previous comments, which provide some reality to current trip generation and seems to be the basis for their sustainability.
 6. WD/2016/1896/MAO Land at Camberlot Stables, Upper Dicker was recently refused for similar reasons and should be considered to support this refusal.
 7. Policies GD2, DC17, WCS6 WCS14 are applicable to support the refusal of this application.
 8. Albeit outline, this is the poorest quality submission for a planning application that the Parish Council has seen in recent years. The applicant also has no consideration to the residents of the community and is merely looking to capitalise on a piece of inappropriate development.
- **WD/2017/1650/F – Construction of a 10m x 5m swimming pool with a maximum depth of 2m and associated shed. Blackwood Barn, Gun Road, Blackboys TN22 5JZ.**
The Parish Council supports the principle of the application but has a slight concern about the openness to the highway and there are no measurements for the shed except the height.
 - **WD/2017/1491/F & 1492/LB – Refurbishment and alteration to existing ancillary use outbuildings to include the insertion of a mezzanine floor. Resurfacing of drive area and erection of close-boarded fence to front and side. Veterinary House, The Street, Framfield TN22 5NS.**
The Parish Council supports in principle the application subject to the approval and comments from the Highways and Conservation Officers' recommendations.
 - **WD/2017/1988/LB – Strip and re-roof west roof slope. Strip and re-roof part north roof slope. Replace roof light with new conservation roof light. Becketts, The Street, Framfield TN22 5NS.**
The Parish Council supports in principle the application subject to the approval and comments from the Environmental and Conservation Officers' recommendations.

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.

- **WD/2017/2086/F – Proposed front porch and single storey rear extension. 12 Becketts Way, Framfield TN22 5PE.**
The Parish Council supports the application which has no detrimental impact to the neighbours or street scene.
- **WD/2017/2034/FA – Minor material amendment to application WD/2014/2521/F (demolition of existing dwelling, garaging and stables. Proposed replacement private dwelling with basement, garaging with roof space facilities, private stables, curtilage clarification and rationalisation, removal of temporary container to controlled land adjacent upon completion of new garaging. Retention of mobile home on site during construction works). Long Meadow Farm, Streele Lane, Framfield TN22 5RY.**
Residents were in attendance and spoke strongly against the application.

The Parish Council strongly objects to this application. This application has had no regard to the character and setting of the local area and it would appear that the

planning process has only been taken into consideration due to an enforcement notice being served by WDC. The Parish Council do not support this application and the chimneys are not only misrepresented by the drawings, they are the most obtrusive, out of character feature within the Parish, and should be removed. Whilst the Parish Council review each application on its own merits, cognisance must be taken into account of the other applications that have been submitted for this property over time which is gradually turning into something representative of a stately home or hotel complex in the middle of beautiful greenfield surroundings. There is no justification for such monstrous chimneys from a technical or aesthetic point of view and the Council implores WDC to take appropriate action.

- **WD/2017/1168/FR – Retrospective application for change of use of part of agricultural barn to microbrewery.**
An addendum to the transport assessment has been submitted for consideration. Dated 22/09/17.
Little Goldsmiths Farm, Beechy Road, Blackboys, TN22 5JG

The Parish Council continues to object to this application. The Parish Council originally opposed this application strongly as detailed below:

“Strongly object – The Parish Council objects to this retrospective application, as it is evident of the intention due to a prior application, which was withdrawn but then subsequently built.

The Parish Council’s original comments under application WD/2016/3092/F still stands: *“The Parish Council objects to this application. They believe there is a distinct lack of information included in the application. They believe the proposals constitute over development in open, scenic countryside which will create extra traffic movements with vehicles potentially being of a large nature in the very rural lanes. The Parish Council agrees with the contents of the report from ESCC”.*

Further to this, there is some discredit in the traffic analysis in which the applicant states that the buildings are redundant and not in use, yet uses a fully operational dairy as a comparison to the proposed business. There are limited trips/traffic movements shown within the proposed table on Page 14 of 17 where for this business to operate there will only be malt deliveries, cleaning materials and beer deliveries. This alone does not seem to take into account, staff (which in clause 4.2 states 2 persons). It does not take into account, visitors or other deliveries, materials etc which must be required. It states that there will be 30 beer deliveries a week which is concerning to the effect on the Ashdown Forest SAC as this is a significant amount for what is supposed to be a micro- brewery. The staff vs trips do not tally with the business purposes and requirements. One full time worker and one part-time are referenced yet 30 trips a week for deliveries by who as 4.2 also suggests that these two staff will simply arrive and leave once a day. This would suggest a third member of staff or third party agency for deliveries alone. This would then offer the question as to whether the proposed scale of business can realistically be operated with 2 or 3 members of staff as the traffic data is very economical with traffic movements, and further – pollution, disturbance and effects on the local and wider environment and neighbours.

A business of this nature is not conducive to a rural setting where it is proposed. A dairy would have had movements but is conducive to this environment and thus more acceptable. The area is in an unsustainable location, that is set in idyllic landscapes with limited access to main traffic routes and the proposal would only increase commercial traffic movements on small, quiet lanes and roads”.

The PC still object to this application for the reasons previously stated. This is an unsustainable location. The village itself has more purpose built units available for

such an enterprise, let alone surrounding industrial estates. The revised traffic assessment is still supportive of the application, and the Parish Council have concerns as to the business function not being characteristic of a microbrewery, especially if it were to expand. The PC is disappointed that this application is retrospective

7. Next Planning Committee Meeting – 28 November 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/16.10.2017

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