

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Comments April 2022

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), Tony Hall and Maria Naylor. (The Chairman has the casting vote in any tie).

- **WD/2022/0378/F – Removal of existing garage, erection of annexe and garage.**
Larchview, Sharlands Lane, East Sussex TN22 5HP
<https://planning.wealden.gov.uk/plandisp.aspx?recno=156931>

The Parish Council supports the application in principle. The Parish Council appreciates that this application is of a modest design, mass and scale. However, there is no ecological or arboricultural assessment, which would be quite prudent with the loss of trees if this application is approved. The Parish Council would like to see more attention to the surrounding area, not just their proposal, especially in the AONB.

- **WD/2021/2516/F – Proposed residential development of 6 no. new dwellinghouses on the existing car park site adjacent to The Rajdutt Inn, with associated relocation of commercial car parking, relocation of commercial stores, reconfiguration of the existing vehicular accesses and associated landscaping.**
Rajdutt Inn, Eastbourne Road, Ridgewood, Uckfield TN22 5QL
<https://planning.wealden.gov.uk/plandisp.aspx?recno=155620>

The Parish Council objects to this application but would firstly like to note that they do not have any issues with the principle of development on this site and can concur that the car park area does always appear to be under used.

However, the objection of this application is for the following reasons:

- The mass and scale of the development of residential properties within a very small footprint. 6 properties, with very limited outdoor space at the front and rear highlights that the area is not suitable for this amount of properties. There is inadequate access and visibility splay shortfalls - as highlighted by ESCC Highways.
- The dwellings are not in-keeping with the local area. The local surroundings are of majority large single detached build with large curtilages. The artist's impressions of the proposals is misleading as it shows the Rajdutt restaurant in a similar finish to the proposed residential dwellings. There appears to be no reference to changing the outer appearance of the restaurant, which is significantly different in colour and appearance to what is there now. Therefore, the street scene will be impacted.
- In regards to parking for the restaurant, it is disappointing that there is no reference to disabled parking bays, and little regard to disabilities other than 3 bays shown as 'accessible parking' in the D&A statement. The proposed ground is to be a mixture of gravel and grass crete. The disabled bays are positioned very close to the access road which is coming off a 60MPH road. Whilst most drivers are likely to slow (and potentially) stop before pulling in, not all drivers are as conscientious of their

surroundings. With limited sized spaces, anyone requiring a wheelchair or aid will have to forward park into the spaces to allow access, possibly with a ramp. This will have to come straight out onto the gravel driveway – another hazard in itself.

- There is little regard to safety of customers and home owners, with mitigations given for any sub-standard design point. The road is portrayed as safe, without any major issues. The applicant supplies data to support this. However, had they gone back less than a year, to March 2017, there was an RTC, sadly with two fatalities, at the junction of Palehouse Common. This is a fast road, and more effort should be put into safely accessing this site. The residential access road (akin with a driveway) is unlikely to be used by visitors such as couriers. They will simply stop on the main road and hop across the small wall. It would be recommended that if this application is approved, a higher more secure boundary fence is placed, if only to stop the resident's children and dogs running out across the 60MPH Eastbourne Road.

In summary, this area would be more suited to a couple of modest dwellings. However, the floor plans of the proposed houses highlights that these are very cramped inside, as well as outside. The Parish Council have concerns about access safety and accessible parking.

- **WD/2022/0336/F & 37/LB – Demolition of existing farm barns and their replacement with a five-bedroom dwelling, new garage building, new games building, together with alterations/repairs to existing boundary wall, landscaping and change of use of land to residential curtilage.**
Pelham Place, Palehouse Common, Framfield TN22 5QZ.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=156886>

The Parish Council supports this application. The changes will have minimal impact to the local area or street scene.

- **WD/2022/0472/O – Outline application for 3 no. detached single storey dwellinghouses, with access and parking – (access, layout and scale with all other matters reserved).**
Land adjacent to Two Hoots, Chapel Lane, Blackboys TN22 5LB.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=157047>

The Parish Council objects to this application. The location on the extremities of the Parish, and far from any core development areas is not suitable for three new dwellings. The location is set in the High Weald AONB within a valley setting.

The proposed accesses to the dwellings are quite peculiar in design, but also inadequate for the road layout. Minimal and sub-standard distances would be achievable from any splay from the accesses. At the height of summer, it will reduce even more. Whilst vehicles are unlikely and unable to reach 60MPH on this road, by virtue of it being rural, there are no footpaths to support pedestrian use. This will mean that able bodied, parents and toddlers/babies in prams or those with disabilities would have to negotiate the windy, steep and single lane in places in order to get to the main village or bus stops. This means that anyone living here will likely rely on their own cars for moving about. With planning application WD/2021/0700/MAO already approved for outline permission to build 50 houses in the village, and with over 30 new dwellings built in the past few years, Blackboys has had its fair share of development, despite being unsustainable.

Whilst the Parish Council welcomes smaller modest dwellings to the area, this location is not suitable, and the harm that it will cause will outweigh the benefits they would bring.

- **WD/2022/0518/F - Erection of a single storey link extension and conversion of out building to form ground floor bedroom and shower room.**
23 Palehouse Common, Framfield TN22 5QY
<https://planning.wealden.gov.uk/plandisp.aspx?recno=157100>

The Parish Council supports this application. A relatively minor alteration with minimal impact on the street scene or surroundings.

Circulation: Planning Committee/All other Parish Councillors.

21.04.2022