

# FRAMFIELD PARISH COUNCIL

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## Planning Committee Details of Delegated Comments February 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/2021/2673/F – Proposed 3 no. new B1 & B8 industrial units incorporating the floor space of unbuilt unit 16 (approved under WD/2020/1009/F), including associated parking, turning and refuse storage area.**  
**Squires Farm Industrial Estate, Palehouse Common, Framfield TN22 5RB.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=155817>  
*(Keith Brandon took no part in the deliberations on this application)*

The Parish Council supports the proposals subject to the inclusion of several conditions. The units should not be hired out to heavy industrial businesses and all activities should be inside the units not spilling out into the site. An acoustic barrier along with other mitigations should be included as detailed two of the response letters.

- **WD/2021/2957/LDE – The continued use of various buildings and areas of land for E(G) and B8 purposes for a period in excess of the last ten years. Please also see attached planning statement.**  
**Scantlings Farm, Barn Lane, Blackboys, TN22 5RX.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=156198>

The Parish Council has received no evidence to support or reject the statutory 10-year period of use on this land. However, historic aerial imagery using Google Maps Pro, does show discrepancies. i.e. in 2013, the container was not present in its current location. There appears to be other covered areas referenced or visible in the application, that were not there 10 years ago. *(from Google Maps Pro, 2013 imagery)*

The Parish Council would like to raise an issue with the of B8 for open air storage, which appears by the photographs to include vehicles parked on rough land. Is there a requirement for the mitigation of environmental damage caused by vehicle storage, as some of the photos appear to show some vehicles in a state of disrepair, which could cause environmental issues and land contamination.

This site appears to pose an environmental hazard by looking at information submitted with this application, and it is not appropriate to approve this application to formalise continuous usage without further investigation.

The Parish Council are disappointed that this application is subject to enforcement action and that due process was not followed originally. A full investigation should

be made to establish the exact current situation across the whole site. Consideration must be taken of application WD/2021/2958/LDE, for the same site.

- **WD/2021/2958/LDE – The use of land, buildings and stables as a DIY livery yard for up to 13 horses. Please see attached planning statement for full details.**

**Scantlings Farm, Barn Lane, Blackboys, TN22 5RX.**

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- **WD/2021/3144/F – Erection of a detached chalet bungalow with associated access, parking and landscaping.**

**2 The Close, Star Lane, Blackboys TN22 5LD.**

<https://planning.wealden.gov.uk/plandisp.aspx?recno=156438>

The Parish Council objects to the application for the same reasons as given in the previous application WD/2020/0615/F which currently enjoys extant approval for the same site. The Parish Council have a small concern that this is another application on the same site, albeit it is appreciated that it is on the same footprint area. However, surely one plot of land should not be allowed to have multiple approved applications at once?

Further to the comments made in the previous application, which the Parish Council still stand by, but have previously been mitigated by Officer comments on approval, there are further concerns:

The footprint has increased in size again. It was material weight given in the previous rendition that a supporting factor was that the footprint was reduced on the final draft. The Parish Council did not support the smaller size, and therefore, do not support a larger footprint.

Another mitigating reason for approval was that CIL would be applied as there would be “proportional demands upon infrastructure”. The applicant has applied for CIL exemption, and therefore this property will only provide further burden to infrastructure and respective services that CIL mitigates.

- **WD/2022/0017/F – Proposed extension.**  
**Thistledown Farm, Framfield Road, Blackboys TN22 5HD.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=156490>

The Parish Council supports the application. This application has used space and ridge heights cleverly to provide a minimal impact on the view, creating little effect on the street scene.

- **WD/2021/1116/LB – Removal of unauthorised PVC windows, door and gutting, and installation of traditional timber and metal replacements. Raking out of white pointing above door on east elevation and repointing in colour matched lime mortar.**  
**Grange Lodge, Framfield Grange, Framfield TN22 5PN.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=153876>

The Parish Council supports the application to return this property back to its original form using materials historically recorded.

- **WD/2021/2803/F – Re-building of existing barn to create new rural works dwelling.**  
**Hollow Lane Vineyard, Hollow Lane, Blackboys TN22 5JB.**  
<https://planning.wealden.gov.uk/plandisp.aspx?recno=155986>

The Parish Council strongly objects to this application. This site has been subject to applications that have perplexed the Parish Council for many years. In the previous application, need was made for a mobile home to support workers on site. Whilst there is some merit in this, the barn was required to support the vineyard and equestrian aspects of the site. Now it appears that the barn is required for a home – and to be clear – this is a home, not workers accommodation. Why do 2 individuals need a 3-bedroom property to manage a site? Furthermore, the small pole barn (which has not been included in any of the documents, such as the ecological survey) is likely unsuitable to provide the needed storage and stabling that was specifically highlighted in the previous applications.

If this site requires on site workers, to which the Parish Council previously objected, then it is more appropriate to extend the occupancy using the current mobile home. Incidentally, there is no reference to removal of the mobile home if this application was to be approved.

This location is wholly inappropriate for the building of a permanent residential property under the façade of needing it for rural workers. The proposal is unsustainable, out of keeping for the area, and in a prominent portion on the land, and inappropriate in scale. There is no reference to water services, power, lighting, drainage etc.

This application should not be approved, and if it receives officer recommendations as such, should be brought to committee.

*Circulation: Planning Committee/All other Parish Councillors.*

16.02.2022