

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Comments January 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/2021/1455/FR and 1456/LBR – The conversion of existing building to annexe and home office; construction of swimming pool with associated hard landscaping, enclosure for pool equipment and reinstatement of a door in the adjoining outbuilding; construction of a tennis court and perimeter fencing; minor amendments to interior of existing house including bathroom remodelling, change to the design of 3 windows; insulation to the utility room and repairs to a small brick built shed. Part retrospective application for internal shutters and covered area to the east end of existing outbuilding.
Arches Manor, Palehouse Common, Framfield TN22 5QY.**

The Parish Council objects to this application. This Grade II Listed Building circa 16 Century has been subject to many changes in the recent past, with some retrospectively sought and seeking approval. Historic England state that:

“The law contains a number of criminal offences aimed at protecting historic buildings and sites and at ensuring the appropriate consents are sought when necessary.

Without their existence, and more importantly without their enforcement, all the laws, policy and guidance setting out the sophisticated approach to conservation of our heritage assets are largely pointless, as wrongdoers can circumvent the system with impunity. In short, if the police, CPS, local authorities and Historic England do not enforce the law there is no effective heritage protection in England.

A prosecution may be ineffective in restoring a building or site to its previous state, but it will deter future harm by the wrongdoers and others and ensure those who comply with the law are not disadvantaged”.

Aside from the law, protection of heritage assets should be the forefront of approving applications. The Parish Council are concerned with the proposal of the swimming pool. Whilst it has offered some sympathy to its surroundings, the D&A statement has only shown a carefully angled photograph of what it would like it. However, this pool is to be positioned in the most prominent position within the main ‘courtyard’ style rear garden adjacent to the main building. The photo and wording is suggestive that it is going to blend in with the various ponds and gardens, which is totally incorrect. This pool will be prominent and intrusive.

The proposed tennis court is to be situated in what appears to be landscaped gardens (observed from google maps). The proposal includes removing trees, which although referred to as ‘young’, are established as referenced in the Arboricultural Report as an ‘orchard area’. There appears to be no ecological survey attached. It would prudent to have this, especially as the tennis court will be directly adjacent to Framfield Stream.

The tennis court will require substantial groundworks, and no archaeological report has been attached, which would also be prudent when situated around such a prominent Listed Building and established gardens.

It is disappointing that there are many proposed significant changes within the main property, but the proposals and current condition of the stable block are concerning. The photos show a depressing view of its current state. This should be made good to its original design.

Buildings are listed for a reason. It appears that this application is not in sync with the protection of heritage assets based on the changes made already, whether approved through planning consent or without. Additionally, the proposed changes will also have a detrimental negative impact on the character and design of this heritage asset. The proposals are significant, and the Parish Council would be interested in the view of Historic England and the Conservation Officer. Based on the lack of supporting documentation that could affect the flora and fauna around the proposed pool and tennis courts, along with substantial alterations within the main and ancillary buildings, this application should be refused.

- **WD/2021/2977/F – Creation of a single new dwelling with a new highways access and parking area to the frontage.
Land and buildings on the east side of Gun Road, Blackboys TN22 5JY.**

Chairman’s Statement: Following the approval of WD/2019/0945/F, despite compelling support from the Parish Council and local residents in objecting to this application, we are back here again, next door. We stated that as soon as this application was approved, another would come along for the adjoining site. We follow the democratic process of commenting on applications, but I am at a loss as to why with this one. I will set out the reasons for why I will object, which will be the similar to the above-named application.

However, in the officer’s response to our comments: *“While the proposal involves encroaching into an open field, it is within a locality which has recently been assessed as being sustainable for residential development by the Planning Inspectorate. In this respect, without up to date policies and a lack of 5 year Housing Land Supply, the presumption in favour of sustainable development is engaged, as per the National Planning Policy Framework”*

This application will go one of two ways:

It will be approved, despite the Parish Council and multiple residents objecting to it. Evidence for support will be based on WD/2019/0945/F and that the Inspectorate would dismiss it, based on other applications.

It will be ‘refused’ by WDC, and later go to appeal. It will then be allowed by the Planning Inspectorate for the same reasons as WD/2019/0945/F and then built. At some point in the future, there will be an application to build on the entire field behind the aforementioned applications.

Either way, it will be built.

At what point will WDC fight back? WDC is our defence at developers destroying our villages and hamlets. This location is not sustainable in any way and should be refused. The small single-track lane had a typical rural street scene but is now becoming quite urbanised. The design is not in keeping, and will stand out like sore thumb, and have created an undoable blot on the countryside. It will be seen from various angles from within the parish and also across the AONB where there are undulating views across the valley.

This just cannot carry on, and developers – large and small are laughing at us. Gun Road is a (partly) single track lane in open countryside, with sporadic houses along, not an area for in-filling.

As previously mentioned, the Parish Council will pass comment, as it is our duty to represent the residents and offer a balanced, justified local voice about our community, but time and time again, it just seems fruitless. There is little weight in the local plan that is being used, there is no 5-year land supply, and you won't argue with the Planning Inspectorate. I have no words of reassurance for our residents anymore. From a planning perspective, our parish is being unjustifiably concreted over. I appreciate that I have written this prior to determination, but the evidence is there to support this method of planning approval. These are my comments as Chairman of the planning committee, and not that of the Parish Council.

The Parish Council strongly objects to this application. The proposal is on the outskirts of developed areas within Blackboys and adjacent to the High Weald AONB. To extend housing further along (or down) Gun Road is not only changing the street scene of a very rural countryside landscape, but also blocking scenic views across the wider valley and landscape which is enjoyed by many properties locally, as well as from the road and footpaths.

This will be yet another new access in close proximity to the Village Hall. Pulling out of the access for the Village Hall which is almost opposite the application site has to be done extremely carefully, as visibility is impaired due to the narrow and bendy layout of the road and hedging. This will be exacerbated with new entrance that was built for WD/2019/0945/F, which is a few metres to the right of the hall access. There is no footpath on Gun Road and children with parents have to use the road to access the pre-school, which is at the village hall, almost directly opposite the application site. By increasing housing on this single track lane will also increase the risk to pedestrians who have to step onto the mud and grass verges to get out of the way of vehicles. Part of this lane does not even have verges to step onto.

The Ecological report is typical of a planning application in our parish. Despite being rural countryside, there is little concern for any flora or fauna. A couple of token gesture bat boxes provide little mitigation for the destruction that this type of application does to our countryside.

If the application is approved, it will set a precedent for further applications. The Parish has seen a large increase in properties being built over the past couple of years, some approved because they are sustainable, and some refused because they are unsustainable. There is no consistency in how applications are evaluated, as justifications for or against are often reversed for different applications. There is no justification to build a 4-bedroom house that is white, and in a prominent position on Gun Road. This will be seen from miles around, especially if looking from the north across the valley. There is another white cottage further down Gun Road, but this is much lower in height, and also lower on the steep hill, so does not impose across the valley.

The house is not in keeping, and its mass, form and build is inappropriate for this rural setting and should be refused.

- **WD/2021/2895/FA – Variation of Condition 13 of application number WD/2018/0455/F (replacement of four former poultry sheds with two new dwellings) to allow for the design adjustments to the facing material of one wall, to simplify the external materials and improve the proportions of the elevations.
Leyfields, Pound Lane, Framfield, East Sussex TN22 5RR**

The Parish Council supports the application and has no concerns with the proposed changes.

- **WD/2021/2014/RM – Reserved matters pursuant to outline permission WD/2019/2450/O (4 no. new build dwellings).
Squires Farm Industrial Estate, Palehouse Common, Framfield, East Sussex TN22 5RB.**

The Parish Council reluctantly supports the application bearing in mind that the previous application was won at appeal. They cannot see who would wish to purchase them because it is not a very nice place to live.

Circulation: Planning Committee/All other Parish Councillors.

26.01.2022