

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 29 November 2022, at 6 pm in the Village Hall, Blackboys.

Present: Committee Members: Keith Brandon (Chairman), Tony Hall (Vice Chairman), Peter Friend and Maria Naylor.
In attendance: Ann Newton (Parish Clerk).
Public: 9.

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.

There were none.

2. Declarations of Interest.

Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on the agenda. The Chairman declared a prejudicial interest in item WD/2022/2633/FR and took no part in the discussion.

3. Minutes of the Last Meeting/delegated comments for Approval.

It was agreed that the minutes of the last meeting held and delegated comments having been circulated, be approved, adopted and signed as a correct record. (TH/KB).

4. Planning applications for consideration

- **WD/2022/2786/O – Outline application for 2 no. detached single-storey dwellinghouses.**

Two Hoots, Chapel Lane, Blackboys TN22 4LB.

<https://planning.wealden.gov.uk/plandisp.aspx?recno=159829>

Residents present voiced their concerns and objections to the application commented that the data from the speed survey was flawed in that the data was collected primarily over a Bank Holiday weekend and in addition a neighbouring driveway was being re-surfaced which stopped/slowed down any traffic due to construction vehicles being in the road.

The Parish Council strongly objects to this application which is very much a repeat of what was refused before, just one house less. Therefore, the comments the Parish Council made to the previous application still stand and they ask that WDC refuse the application for the same reasons as before.

“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. [These plans use the current access but the Parish Council still consider this is inadequate for an additional two dwellings]. 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/2022/2633/FR – Retrospective application for the use of site for the processing of concrete (B2 use class) including storage on site of associated machinery, retention of associated structures including portacabin (site office with WC), silo and sheds, and proposed concrete wash out pit.
Squires Farm Industrial Estate, Palehouse Common, Framfield
TN22 5RB.**

<https://planning.wealden.gov.uk/plandisp.aspx?recno=159652>

The Chairman declared a prejudicial interest /FR this application and took no part in the discussion.

Residents present voiced their strong objections and many concerns at the application. They have evidence that the pipes containing contaminants discharge into the pond which discharges into the Framfield Stream. There is regular washing of cement dust from the site which is a serious pollutant. Another resident said that her lake now has no wildlife on it.

The Parish Council strongly objects to the application as before. The current application is no improvement on the previous one and is in fact no different. The information is sparse and mitigation for the noise, dust clouds and run-off has not been stated.

Importantly, the length of time this site has been allowed to remain open and operating is unforgivable. The original retrospective application was submitted in May 2020 and determined in February 2022. This application has been a long time in coming without any enforcement action on an open air B2 activity which is having a negative impact on the surrounding houses and countryside.

There is no mains sewerage or management of trade effluent. The dust travels as far as Pump Lane and the Lewes Road.

This application should be refused in the strongest terms and enforcement action taken immediately.

The Parish Council's comments to the previous application are detailed below.

"The Parish Council strongly objects to this application. The Parish Council are extremely disappointed that this application is retrospective. This is not a minor application and the applicant would have been aware that planning permission was required. The application is woefully lacking detail and fails to show the size, mass and bulk of the site including a large silo type structure, albeit an included photograph shows the impact that it will have on the local area towering above treelines.

The industrial site itself has environmental issues already which are causing local concern to health and local properties. This application will only exacerbate the situation due to the nature of its business.

There is no environmental, ecological or full heritage statement included. The site is within 500m of multiple Grade II listed buildings, the nearest being 150m. This small rural industrial estate is not suitable for such a business, albeit the detail is lacking somewhat.

There is no noise impact survey included, which should be mandatory for this business type and location.

The operations are 12 hours a day, 6 days a week starting at 06:30hrs. This is completely unacceptable due to the local residential properties and their welfare and quality of life.

There is no transport survey included. The D&A report simply states vague comments such as 'expected' and using previous business models for their justifications.

At the very least this application should be refused until a full and proper application is submitted. However, the Parish Council are likely to still be minded to object for the reasons already stated. The principles of which the applicant uses to justify the approval of this application using national and local planning policies are the very ones that should be used to refuse it".

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/2022/2843/F – Proposed summerhouse/occasional guest accommodation.**
Oakleigh Cottage, Eastbourne Road, Uckfield TN22 5QR
<https://planning.wealden.gov.uk/plandisp.aspx?recno=159899>

The Parish Council objects to this application. The proposals constitute over-development of the site and the design itself is incongruous in the setting.

An extension to an annex of this size and mass is unacceptable.

- **WD/2022/3012/F – Expansion of area of ground mounted photovoltaic panels.**
Langhurst, Chapel Lane, Blackboys TN22 5HR.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=160095>

The Parish Council supports the application.

For initial discussion only.

- **WD/2022/2785/MAO – Outline application for the erection of up to 210 dwellings with public open space, landscaping and sustainable drainage system (SUDS), vehicular access point and provision for suitable alternative natural green space (SANG). All matters reserved except for means of access.**
Land north of Eastbourne Road, Uckfield.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=159828>

The Parish Council decided to convene a special Planning Committee meeting to discuss the application on 12 December 2022 at 6 pm at the Village Hall, Blackboys. **[Post meeting note: due to the weather this meeting is now postponed until the New Year].**

The meeting closed at 7.30 pm.

AEN/13.12.2022

Circulation: Planning Committee.