

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Comments January 2023

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/2021/3056/MAJ – Erection of two business units (Class E), access, landscaping and other associated infrastructure.**
Land at Dean Farm, Palehouse Common, Framfield TN22 5QZ
<https://planning.wealden.gov.uk/plandisp.aspx?recno=156329>

The Parish Council objects to this application. The main reason for this is due to highway issues which the Parish Council have been battling for over 2 years with ESCC Highways. There is increasing concern over time from the residents in the small hamlet of Palehouse Common that HGV and large goods vehicles access and egress this site (not all vehicles) from the northern end of the hamlet via Eastbourne Road. The road is unsuitable for HGV vehicles and causes a danger to residents due to the fact that the road is narrow and there are no footpaths throughout its length. The noise and vibration of these vehicles also give cause to concern as well. The Parish Council have had several meetings with ESCC Highways to look at better signage and protection of large vehicles using this access instead of coming from the B2192 via the A22. However, this is proving difficult. There is additional exacerbation of the issue due to vehicles accessing and egressing the nearby Squires Industrial Estate, which is on the same road. The Parish Council have approached the owners of both areas on more than occasion to look at support in educating HGV drivers, but the issues still occur frequently. The road is unsuitable for such large vehicles and was never designed to take the amount of traffic it does. When approaching from the north, a Sat-Nav will simply direct traffic this route as it is currently unclassified. **One proposal that may satisfy the Parish Council in support of this application would be that the applicant apply for a Traffic Order to prohibit HGV vehicles from using the access through the hamlet.**

If there are no proposals to offer a scheme that is enforceable, then the application should be refused. Whilst ESCC keep iterating that 'a traffic order could not be enforced', by default of one in place could be. There is even technology in place such as Operation Crackdown where residents and other road users could submit dash cam/video evidence of the road being used. The same philosophy would also apply on any road. Unless there was a traffic enforcement officer at a given place at a given time, no road is technically self-enforceable. Also, if the road was registered as unsuitable for HGV's, Sat-Nav mapping would be updated to reflect this and planned routes would avoid this route.

With Squires Farm Industrial Estate recently having enforcement issues, the hamlet of Palehouse Common has become quite harassed by industrial nuisance. This is a very rural area and ultimately, there are more suitable locations for such usage, including many available units already available within the area. Unfortunately, whilst the applicant has intimated that they do not use such large vehicles, once built and class of use is given, it will not prevent future changes in use and the use of large vehicles.

There are currently no supporting factors within the NPPF for changing agricultural land to Industrial in rural countryside where there is no essential need.

There appears to be no provision for disabled parking at the site.

The current proposals of putting signs in the site stating “Left turn for HGV’s only” is not sufficient.

The traffic report of the site likely to generate 17 movements in the PM peak hour and 21 in the am is not taking cognisance of the effect on the area across the whole day.

The traffic report states that walking and cycling provide realistic and important alternatives to the private car. With the fact there are no footpaths, walking is inherently dangerous, especially with the amount of HGV’s using the road. Whilst the report states that the road is flat and ideal for cycling, the road condition itself is far from suitable.

The report states that there are a limited number of amenities within the mean average length of walking journeys. For absolute clarity, there are NO amenities for people walking within the acceptable distance.

The nearest public transport is some 1.4km away, which realistically means that all of the staff and users of the proposed businesses are going to be using vehicles, creating more burden through the hamlet.

For such large commercial buildings requiring staff, and the transport report stating that that cycling is not only suitable but should be encouraged, is 8 bicycle spaces enough?

There is also clearly limited support for reducing the carbon footprint by only supplying 4 parking spaces with EV charging. Whilst there is no actual requirements at this time, simply providing the ducting for it is very short sighted in 2023.

The proposal is likely to have an unacceptable impact on highway safety and a severe impact on highway capacity through the hamlet of Palehouse Common. It is disappointing that there has been no provision proposed for this especially as the applicant knows of the issues mentioned above.

If this application is approved and without any further improvements to the highway usage through the hamlet, it is going to have a massive negative and detrimental effect on the current residents. ALL authorities, all landowners, all residents and all businesses are aware of the issues to the local community and it will be very short sighted if this is over looked.

- **WD/2022/2953/F – Rear extension two storey and new access driveway from the highway, including widening the splay of the existing driveway onto the highway and new solid gates.**
Stoneleigh, Lewes Road, Blackboys TN22 5JL
<https://planning.wealden.gov.uk/plandisp.aspx?recno=160020>

The Parish Council cannot see any change in documents from the previous application which was approved under WD/2022/1883/F. There is a discharge of condition 4 on the aforementioned application but there is no further detail in the renewed application as to why it has been submitted as a full application with identical documents.

The Parish Council comments for this were and remain the same:

The Parish Council supports this application. Whilst the design is of a large increase in footprint, it is not out of keeping for the rural setting and local street scene.

- **WD/2022/3129/FA – Variation of Condition 4 of WD/2022/1602/F (proposed landscaping to include in ground swimming pool and pool house). Amendments to the proposed landscaping layout and pool house building.**
The Woodhouse, Lewes Road, Blackboys TN22 5JA.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=160238>

The Parish Council supports the amendments.

- **WD/2022/3110/F – Proposed single storey rear extension and internal alterations.**
10 Mount Pleasant, Blackboys TN22 5LH
<https://planning.wealden.gov.uk/plandisp.aspx?recno=160215>

The Parish Council supports this modest proposal.

- **WD/2022/3018/RM – Reserved Matters pursuant to outline application WD/2019/2450/O**
Condition 1 – Access, appearance, landscaping, layout and scale. Condition 5 – foul drainage. Condition 6 – surface water drainage.
Squires Farm Industrial Estate, Palehouse Common, Framfield TN22 5RB.
<https://planning.wealden.gov.uk/plandisp.aspx?recno=160101>

The Parish Council supports this application but queries why the application form was blank?

Circulation: Planning Committee/All other Parish Councillors.

17.01.2023