

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Comments July 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, (Vice Chairman), Trishia Blewitt, David Jenner and Maria Naylor. (The Chairman has the casting vote in any tie).

- **WD/2023/1282/F – Erection of four dwellings with associated access parking and landscaping.**
Squires Farm Industrial Estate, Palehouse Common, Framfield TN22 5RB.
[Planning and Building Control - Wealden District Council](#)

(The Chairman took no part in the comments on this application).

The Parish Council supports this application although the designs look very dull and simplistic and could be much improved. The new parking area and landscaping is an improvement.

- **WD/2023/0613/F – Demolition of existing outbuilding and garage and erection of detached single storey residential annexe on footprint of existing garage.**
Granary Cottage, Framfield Road, Blackboys TN22 5LR
[Planning and Building Control - Wealden District Council](#)
Amended plans.

(The Vice Chairman took no part in the comments on this application).

The Parish Council continues to object to this application and reiterates on previous comments made as the changes proposed are inconsequential to the original plans.

Original comments:

The Parish Council objects, but is also perplexed by this application. Having objected before – and those objections still stand – these applications were dismissed on appeal on highway safety grounds. Why will this not still stand?

As far as car use and the access is concerned, it does not matter whether the building is an annex or not. It is an additional two bedroomed building and its construction and use will increase the number of people living on the site and therefore the number of vehicles using the access. With inadequate sight distances, this intensification is likely to exacerbate the unsafe condition. There is no difference to a car from the annex emerging onto the road than a car from the 2018 application.

Therefore, there is no difference between this annex application and the previous application in terms of the impact on highway safety. The increased risk arises from more vehicles emerging, not the technical nature of the classification of the additional building. As the Planning Inspector dismissed the appeal on these grounds, so should WDC refuse the application.

If WDC are minded to approve the application, the building should be tied to the main house in perpetuity.

- **WD/2023/1724/F – Single storey rear extension, loft conversion with rear dormer, rooflights to front and sides roofs, new chimney and front porch.**

1 Tewitts Cottage, Pump Lane, Framfield TN22 5RG

[Planning and Building Control - Wealden District Council](#)

The Parish Council supports the application dependent on the comments below. This proposal is incongruous, and the Parish Council would not be supportive of a larger footprint. However, the proposal offers two roof lights to the front of the property which in our view, add harm to the street scene and character of the property, including its adjoined neighbour which will outweigh the benefits. Therefore, the Parish Council would support this application if the front roof lights were removed.

- **WD/2023/1737/F – Single storey rear extension.
Brambles, Pump Lane, Framfield, East Sussex TN22 5RG.
[Planning and Building Control - Wealden District Council](#)**

The Parish Council supports this application. This proposal is incongruous, and the Parish Council would not be supportive of a larger footprint. As it stands, it presents little impact on the street scene and is therefore supported.

- **WD/2023/1787/F – Construction of a conservatory.
Gingkos, Lewes Road, Blackboys TN22 5JA.
[Planning and Building Control - Wealden District Council](#)**

The Parish Council supports this application which has no impact on the street scene or adverse effects to neighbours.

- **WD/2023/1771/O – Erection of 9 dwellings and creation of new internal access road.
Land to the south side of Eastbourne Road, Uckfield.
[Planning and Building Control - Wealden District Council](#)**

With a heavy heart, the Parish Council supports this application. In isolation it has some good merits, and in the context of what is happening around this site (90 approved dwellings) and proposals opposite the site (145 dwellings), this provides inconsequential harm to the setting, as it is already irreversibly ruined by virtue of the over development in this area. The Parish Council provides no supporting words in favour other than the 'indicative' size and type of dwellings are more what is needed in the local area.

There are concerns about the ecological impacts to local wildlife, especially with other developments close by. A wider strategic impact biodiversity assessment by WDC should be carried out to look at the accumulative effect that all of this development is having, especially on the wildlife corridors which are having routes closed at every which way.

There has to become a point where enough is enough – and it has passed, but it is not these small infilling plots that are so much the problem, but the large developments. It is therefore unfair for the Parish Council to object because of over-development, as this has already

happened and is likely to get worse with land owners and covetous developers ploughing up any field or plot of land they can.

It appears that the applicant is 'cautious' of its proposal wording as reference is only made to 'illustrative purposes' when referencing the size and type of houses. It is shown as 2-bedroom semi-detached and terrace housing on the layout. Therefore, other than 'trust', what is to stop the applicant submitting nine 4-bedroom detached properties at full application? Maybe they will be frowned upon by planning officers or committee, but is there a valid policy to stop this happening? If not, the Parish Council revoke its reluctant support of this site, and strongly object.

Point of clarity – in the Transport Report (pg.6) it shows the footpath passing the western side of the site as Uckfield 38. From the Eastbourne Road heading towards the southern side of the site it is Framfield 65a footpath for 64m before becoming Uckfield 38.

As a note – within the same document (Pg.7) there is reference to the 85th percentile speed recorded as 40MPH westbound, and 38MPH eastbound. It is interesting to note that whilst suggested speeds are low, likely due to the proximity of the nearby roundabout, there appears to be no speed data attached indicating the recorded speeds and over what time period to support this report.

The indicative drawings on Pg.21 showing a large goods vehicle would suggest that the road and turning areas are very tight, and impassable if another vehicle parks along the access road. No parking signs or unenforceable yellow lines will stop people parking wherever they want so it is the responsibility of the planning authorities to design out issues such as this.

Circulation: Planning Committee/All other Parish Councillors.

31/07/23