

# FRAMFIELD PARISH COUNCIL

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## Planning Committee Details of Delegated Comments May 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, and Maria Naylor. (The Chairman has the casting vote in any tie).

- **WD/2023/0601/F & 0602/LB – Proposed installation of an electric vehicle charger. Veterinary House, The Street, Framfield, East Sussex TN22 5NS.**

The Parish Council supports this application, which will have a minimal impact to the building and street scene. The charger is placed in a position out of site from the road and near the existing electricity metre.

- **WD/2023/0671/F – Proposed residential development of 5 no. new dwellinghouses on the existing car park site adjacent to the Rajdutt Inn, with Associated relocation of commercial car parking, relocation of commercial stores, reconfiguration of the existing vehicular accesses and associated landscaping. Rajdutt Inn, Eastbourne Road, Ridgewood, Uckfield, East Sussex TN22 5QL.**

The Parish Council strongly objects to this application. There is reference that reducing the application to 5 dwellings from the previously withdrawn application creates more amenity and garden space. This appears to be negligible.

The SUDS report states that they have not confirmed the sewer conditions and type for the purposes of rainwater discharge. This should be confirmed as part of the application, and it should not be approved with a condition.

The main road in this area gets flooded with just moderate rain, as do the surrounding fields and public footpaths. The reports that state that there are no issues are totally inaccurate.

The Ecological Report is over two years old and is only a preliminary one. This should be fully surveyed and reported with mitigations and recommendations conclusively.

There is no provision for refuse collections within the site and is designed for a lorry stopping on the main highway. Whilst they currently do this for some of the adjacent neighbours, these are sporadic single dwellings and require a short stopping period. With 5 dwellings, the stopping time will be significant. The delays (and often) overtaking by vehicles when the bus stops highlights that any vehicle stopping/parking on the main road is increasing risk significantly, especially when approaching from the A22. Often, vehicles come around the bend at high speeds and are met with vehicles overtaking the bus on the wrong side of the road which has stopped at the adjacent bus stop.

There is no turning space within the car park for the residential dwellings. If all of the car park spaces are occupied and a lorry or van (or cars) enter to deliver goods and/or visit, they will have to reverse out onto the main road which is very high speed through this section.

There is concern about noise and possible other factors affecting the 2-bedroom properties with the proposal to relocate the restaurant stores very close by. The outdoor terrace will also run directly adjacent to Unit E and may cause significant privacy issues and disruption if restaurant patrons are outside.

There is a limited reference to a foot crossing for the opposite side of Eastbourne Road but there appears to be no detail of this, including a highways complaint drawing.

Section 2.12 of the planning statement quotes, "No concerns were raised regarding the principle of development in the withdrawn application, therefore the principle of development continues to be considered acceptable". The Parish Council would like to see formal written evidence that the principle of development is acceptable, as it is unaware of any approved outline application for this site.

*The same document also quotes:* that Uckfield AFC will also provide overspill parking but provides no detail of this.

It is stated (5.9) that the external footpaths are narrow and unlit and undesirable to be used at night. The applicant has mitigated this by suggesting that it is ok during the day. What should pedestrians do in the dark?

Section 5.12 suggests that Framfield has a garage. There are no commercial vehicle repair garages in Framfield. It also references pubs and hairdressers. There is only one of each.

Section 5.19/5.35 states that the application will be upgrading two accesses as part of the proposal and will improve highway safety. It could be suggested that if there is a concern for highway safety, it should be improved regardless of the application being approved.

5.20 The bus services that stop near the application site do not provide services into the surrounding villages.

5.31 refers to locating the dwellings close to the road frontage. How is this safer than set back, especially on a fast road? It is also not in keeping with surrounding properties.

5.34 this paragraph makes no sense. It refers to neighbouring properties benefiting from the existing car park being less intensively used as part of the proposal. Yet, the rationale for building this development is that the car park is underutilised and thus reducing and relocating the spaces. Along with the fact that 5 dwellings will be built there, it will have the complete opposite effect.

Concerningly, it has been stated that a speed survey was carried out between the 18<sup>th</sup>-29<sup>th</sup> November 2022 and the 85<sup>th</sup> percentile traffic speeds were 31 mph southbound and 30 mph northbound. This is a 60MPH stretch of road and traffic travels extremely fast along it. To suggest that the majority of traffic is doing 30 mph is extremely questionable. Where was the survey equipment positioned along this road?

Clarification is sought from 8.4 of the Transport Report, as the proposals for dwelling sizes conflicts with other reports and the application.

There still appears to be no reference to disabled parking, albeit there is now one plot shown with a 'DA' within the space, if this is related? However, this would still appear to be deficient of the required standards for disabled users.

In conclusion:

The mass and scale of the development of 5 residential properties within a very small footprint is unacceptable. This site plot is simply not suitable for multiple dwellings.

The dwellings are not in-keeping with the local area. The local surroundings are of majority large single detached builds with large curtilages. The artist's impressions of the proposal is misleading as it shows the Rajdutt restaurant in a similar finish to the proposed residential dwellings.

This area would be more suited to a couple of modest dwellings. However, the floor plans of the proposed houses highlights that these are very cramped inside, as well as outside. The Parish Council have concerns about access safety and accessible parking.

- **WD/2023/0883/FA & 0859/LBA- Variation of Condition 2 of WD/2020/0594/F (small two storey addition attached to the existing western elevation) amend plans condition to include additional window.  
Upper Brookhouse Farm, Brookhouse Lane, Framfield, East Sussex TN22 5QJ.**

The Parish Council do not object to this amendment. Clarification could not be found about the materials to be used for the window but will support the Conservation Officer's decision.

- **WD/2023/0976/F & 0531/LB – Single storey extension to the east of the listed building, to contain new entrance lobby with WC, dining room and sitting room and raised terrace.  
Upper Brookhouse Farm, Brookhouse Lane, Framfield, East Sussex TN22 5QJ.**

The Parish Council supports this application for the addition of a single storey extension achieving complementarity between old and new. but will support the Conservation Officer's decision.

- **WD/2023/0584/F – Proposed detached garage/carport and log store.  
Honeys Green Farmhouse, Lewes Road, Blackboys, East Sussex TN22 5RE**

The Parish Council supports this application subject to the views of the Conservation Officer.

- **WD/2023/0568/F- Conversion of existing garage to create ancillary accommodation including side extension. Amended plans.  
Rose Cottage, Church Approach, Framfield, East Sussex.**

The Parish Council supports this application subject to the views of the Conservation Officer. However, the Parish Council acknowledges the concerns from an adjoining neighbour and would like to see the south facing window removed completely, or at a minimum, an obscured non opening window installed.

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

24.05.2023