

FRAMFIELD PARISH COUNCIL

Planning Committee **Details of Delegated Comments** **April 2024**

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 Cllr Maria Naylor (Planning Committee Chairman), Cllr Keith Brandon, Cllr Tony Hall and Cllr David Jenner. (The Chairman has the casting vote in any tie).

**WD/2024/0560/F – Erection of 8 dwellings and associated infrastructure.
Land at Highlands, Framfield Road, Blackboys, East Sussex. TN22 5LR.**
[Planning and Building Control - Wealden District Council](#)

Councillors - We all declare a personal interest in that the owner of the site is an employee of the Parish Council.

The Parish Council support this application. This application is unique in that it sits back from frontage and is between two locations, one of which has outline approval currently for 50 dwellings, and one already being built. In general terms, the subsequential view would be that this is a location suitable for infill. Having been asked some questions from residents, it is worth mentioning that this is an application for 8 dwellings that sits directly between 2 larger separate developments. The application could have been submitted with several more dwellings than it is, but appears that cognisance has been made to not creating a more urban feel with squashed in properties. It is key to note that the impact on the street scene will be minimal and will not have an adverse effect on visibility.

The proposal of 8 dwellings is close to the village centre. If approved and built, it would close a potential further development proposal for an enhanced development of this plot as there would be no room for expansion due to the spacious proposals for each plot.

The land does not sit in the AONB, and is set back far enough on the plot (across a road) that there is no visual impact on the High Weald AONB in the valley to the north of Blackboys.

There is no preschool in the village, this has long since closed down.

There are other minor inconsequential errors in some of the application documentation, that does not affect the considerations made.

It is agreed that as this site is small, it does not require its own affordable housing. However, there is a requirement to provide a commuted sum that would be provisioned for affordable housing. This could be used on the adjacent application site WD/2022/2182 that does have a requirement. This provides best use of this element of the application requisites.

With the approval of direct neighboring developments, this one will have minimal impacts on other provisions within the statutory services. That being said, it must be proven that services will be suitable for the addition of 8 dwellings, and should be laid out in the comments from statutory consultees.

The dwellings are of a high standard design, with materials used similar to the local vernacular. Based on current approvals already in place, the Parish Council support this application. If it had been an

isolated location without neighboring applications, this one may have been out of keeping, but on balance, there was the possibility that potentially 20+ dwellings could have been applied for by a developer. This is not the case here, and it is recognised that the Parish Council support development within a rural village location if the parameters are suitable around it, such as the ones presented. The development, offers aesthetically pleasing houses and not packed into the site area. They have been designed sympathetically to the local area, leaving plenty of space between each house, and each house different from the next. They do not over shadow the house to the North, or the new development of 50 houses to the west (when approved).

We would not support an increase in dwellings now, or at a later date.

It is fair to say that with the provision of 50 houses under application WD/2022/2182 with outline approval, the boundary of Stonebridge Lane provides a natural demarcation of the village as previously stated in another application. We cannot change the approvals already made, but if the application in question is approved, it does seem that development in Blackboys has run its course with suitable or appropriate builds.

Based on the application detail provided, planning governance, and the comments above, it is considered that this application is acceptable, subject to requirements of the statutory consultees and WDC Planning.

WD/2024/0762/LB – Remove existing 40 year old timber windows and replace with timber windows in a style more appropriate and in keeping with the Listed building with slimlite double glazed units.

High Noon Cottage, Stonebridge Lane, Blackboys TN22 5HX.

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The Parish Council supports this application, subject to the conservation officer's findings.

Circulation: WDC, Planning Committee/All other Parish Councillors. Apr 24, 24