

# FRAMFIELD PARISH COUNCIL

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## Minutes of a Planning Committee Meeting held on Wednesday, 2 February 2011 at 7 pm in the Memorial Hall, Framfield.

Present: Committee Members: Maria Naylor (Chair), Richard Brocklebank,  
Felicity Groves and Ian Paisley.  
Also present: Myran Eade and John Mordaunt.  
In attendance: Ann Newton (Parish Clerk).  
Public: Two [part].

*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.

Rob Newton.

### 2. Declarations of Interest.

Maria Naylor declared a personal interest in item number WD/2010/2402/F as a near landowner.

### 3. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 12 January 2011 having been circulated, be approved, adopted and signed as a correct record.

### 4. Planning applications for consideration - (comments denoted in italics and underlined)

- **WD/2011/0038/F – Erection of a boundary fence associated with the redevelopment of the site for two dwellings (amendment to details approved under planning permission WD/2010/2370/F showing a 2m high galvanised chainlink fence to south-eastern boundary).  
Gun Farm, Gun Road, Blackboys. TN22 5JZ.**  
*The Parish Council supports the application.*
- **WD/2010/2402/F – Garage extension.  
Upper Bookhouse Farmhouse, Brookhouse Lane, Framfield TN22 5QJ.**  
*The Parish Council supports the application.*
- **WD/2010/2891/F – Demolition of single storey lean to larder and construction of two storey rear addition to link with outbuilding.  
13 Palehouse Common, Uckfield TN22 5QY.**  
*The Parish Council supports the application but would ask that a condition requesting obscured glass is added on any potentially overlooking windows.*
- **WD/2011/0037/LB – Removal of flat roof dormer to rear door and construction of porch as replacement.  
Tickerage Castle, Pound Lane, Blackboys TN22 5RT**  
*The Parish Council supports the application as removing the flat roof enhances this Listed Building.*
- **WD/2011/0029/F – Single storey side extension and roof extension.  
Shiralee, Bird in Eye Hill, Uckfield TN22 5HA.**  
*The adjacent neighbour voiced his concern over the proposals as detailed below although does not object in principle to an extension as he has every sympathy with the applicants wishing to extend but is not sympathetic to the current application.*
  - *They believe the front of the property faces onto Bird-in-Eye Hill; this, on the proposals, has been designated the side, with the 'front' facing the side track. With the current legislation on PD rights, the front and side must be clearly designated.*

- *There have already been unauthorised extensions at the rear of the property by previous owners; it would actually be a better prospect to put a second floor on those.*
- *The side extension to The Ark is incorrectly shown on the block plan as being slightly in front of the front of Shiralee; it is actually slightly set back.*
- *The proposals would take the front of the property in front of the building line. This would overshadow the main living room and possibly bedroom of The Ark causing loss of light.*
- *The proposals for the roof are unacceptable in terms of scale and massing – the roof could be slanted back with a hip.*

Following discussion, the Parish Council supported the concerns of the neighbours but although objects to the current proposals would not object to an extension in principle. Their comments are:

- Correct distinction must be made between the front and side of the property due to the impact of PD rights.
- The building line at the front should be brought back by approximately two feet – the residents of The Ark were not allowed to build any further forward when their planning approval was given.
- The roof should be hipped as the proposed bulk and massing of the roof is unacceptable and they suspect would impact on light for the neighbours.

## **5. For Information.**

### WDC APPROVALS:

- WD/2010/2133/LB – Replace existing oak single glazed window with new oak single glazed window to match exactly. Other repairs to timber decay and render deterioration. Becketts, The Street, Framfield TN22 5NS.

### APPEALS:

Proposed outdoor tennis court – Palehouse Farm, Palehouse Common, Framfield TN22 5QY. DISMISSED.

## **6. Any Other Business at the Discretion of the Chair.**

- The Clerk stated that BBM Sustainable Design had now requested attendance at the next meeting to present some designs for a replacement dwelling at Orchard Farm, Blackboys.
- Update on E-Consultation with Town and Parish Councils. The Clerk reported that the equipment as supplied by WDC would be arriving sometime before April. Members would be encouraged, if they don't already do so, to view the applications on line prior to the meeting particularly as sometimes with only a very few uncontentious applications on the agenda, it may not be worthwhile to set up the projector and screen so only the laptop will be available at those meetings.
- Framfield CE School. The Clerk reported that out of courtesy, the School had advised her that they would be installing a shelter for outdoor play for the Foundation stage (4-5 year olds) in line with Ofsted requirements. This would be placed in the front play area of the school and would also provide space for parents to wait at the end of the day when it is raining. It does not require planning permission. The Council endorsed this.

## **7. Next Planning Committee Meeting.**

Wednesday, 23 February 2011 at 7 pm in the Village Hall, Blackboys.

AEN/08.02.2011

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