

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 2 December 2014, at 6.15 pm in the Memorial Hall, Framfield.

Present: Committee Members: Jeff Goggin (Chairman), Keith Brandon, Selina Allen and Maria Naylor [part].
In attendance: Ann Newton (Parish Clerk).
Public: One (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.

Mr James Bannon was in attendance to answer any queries on his application for land adjacent to 'Duckings', Lewes Road, Blackboys.

1. Apologies.

Peter Friend (Vice Chairman).

2. Declarations of Interest.

Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on the agenda. Jeffrey Goggin declared a prejudicial interest in item WD/2014/2334/FA having received hospitality from The Grove. He left the room during consideration of the item.

3. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 11 November 2014, having been circulated, be approved, adopted and signed as a correct record.

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

- **WD/2014/2028/F – Change of use of land to residential curtilage. Removal of existing double garage and replacement with timber frame triple garage and store.**
Land adjacent to Simla, Framfield Road, Blackboys TN22 5LS.
The Parish Council objects to the application. They believe the proposals to be generally too large for this low-lying site, and in comparison to the dwelling itself, and out of keeping with the other properties in the street scene. The footprint is too large as is the bulk and in particular the height which is higher than the dwelling creating the potential for living space in the roof. The proposed garage, angled sideways to the property, will also face the adjacent property, dwarfing it at the same time.
- **WD/2014/2312/F – Demolition and removal of existing tin barn and erection of a new dwelling with access from Stonebridge Lane.**
Land adjacent Duckings, Lewes Road, Blackboys TN22 5JA.
The Parish Council supports the application. The use of a full planning application, they believe, will produce a better dwelling than a conversion of what is currently in situ. Presumably a condition will be imposed to remove the tin barn prior to first occupation of the new building?
- **WD/2014/2334/FA – Variation of Condition 3 of WD/2012/1752/F (proposed change of use of a craft workshop to a café and village stores).**
The Grove Café & Village Stores, Brownings Farm Workshops, Lewes Road, Blackboys TN22 5LJ.
The Parish Council supports the application for a permanent permission as it has been proved that there is no detrimental effect on the surrounding properties.

- **WD/2014/2328/F – Amendment to approval WD/2014/0699/F (demolition of existing cottage and rebuilding to same footprint and bulk as original approval). Garden Cottage, Hammonds Green, Framfield TN22 5HB.**
The Parish Council supports the application.
- **WD/2014/2326/F – Accommodation in part of outbuilding next to dwelling. Wellgrove Farm, Pound Lane, Framfield TN22 5RU.**
The Parish Council supports the application.
- **WD/2014/2319/F – Change of use of ground floor from B1 to D1. Fairview Cottage, The Street, Framfield TN22 5NL.**
The Parish Council supports the principle of the re-use of the site and in fact welcomes it, but has concerns about the parking arrangements of potentially six extra cars requiring parking facilities which cannot be accommodated on an area of road which is already used heavily for parking and is near to a bus stop. The Council would like to see a condition included requesting that off-road parking spaces be clearly marked out for clients' use.

5. For Information.

None to report.

6. Any Other Planning matters for reporting at the Discretion of the Chair.

To include any other planning applications which may arrive after the agenda has been published at the discretion of the Chairman in line with the terms of reference of the Committee.

- Selina Allen commented on how good and informative the recent WDC Parish Planning Conference was.

7. Next Planning Committee Meeting – Tuesday, 27 January 2015.

During the intervening period delegated comments would be compiled on any outstanding applications unless a meeting was deemed to be required.

AEN/11.12.2014

Circulation: Planning Committee.