

# FRAMFIELD PARISH COUNCIL

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## Minutes of a Planning Committee Meeting held on Tuesday, 17 June 2014, at 6.30 pm in the Village Hall, Blackboys.

Present: Committee Members: Jeff Goggin (Chairman), Peter Friend (Vice Chairman), Selina Allen, Richard Brocklebank and Keith Brandon.  
Access to information: Myran Eade  
In attendance: Ann Newton (Parish Clerk).  
Public: Thirteen.

*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.

Maria Naylor.

### 2. Election of a Chairman

Selina Allen proposed that Jeff Goggin be re-elected as Chairman. This was seconded by Richard Brocklebank and agreed by all present. There were no other nominations.

### 3. Election of a Vice-Chairman

Jeff Goggin proposed that Peter Friend be re-elected as Vice-chairman. This was seconded by Richard Brocklebank and agreed by all present. There were no other nominations.

### 4. Declarations of Interest.

*Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on the agenda. Keith Brandon declared a pecuniary, prejudicial interest in item WD/2014/0869/FR as he is the adjacent neighbour. He left the room during discussion of this item.*

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

It was agreed that the minutes of the meeting held on 27 May 2014, having been circulated, be approved, adopted and signed as a correct record.

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

- **WD/2014/0964/F – The proposal is to convert a three bedroom bungalow by extending the original and adding a loft conversion all for disabled living. Karibisha, Chapel Lane, Blackboys. TN22 5LB.**  
*Approximately six members of the public gave their views on the application. They were sympathetic to the needs of the applicant but objected to the bulk on the first floor with numerous dormer windows, some of which will overlook the neighbouring property – bedrooms and patio area (Fairacre). They queried as to why velux windows weren't proposed with obscured glass. Overall the design was thought to be generally not good and perhaps a re-think would be the best option.*  
*The Parish Council formally objected to the application although sympathetic to the needs of the applicant. The Council felt that a better design could be forthcoming which would remove the amount of dormer windows which not only cause the property to appear very bulky at first floor level but also create issues of overlooking with the adjacent property.*
- **WD/2014/0869/FR – Retrospective application for construction of a single-storey attached garage – usage for storage. 7 Cleve Close, Framfield TN22 5PQ.**  
*The Parish Council supports this retrospective application.*
- **WD/2014/1030/F – Change of use from youth hostel to residential with no increase in footprint or bulk. Youth Hostel, Gun Road, Blackboys.**

*There were many members of the public in attendance voicing their objections to the change of use application including a historian who gave the Council the details of the history of the hostel including the fact that the building was used to house refugees from the Spanish Civil War in 1937. There had been a celebration in recent years of this event and there is a plaque on the building in commemoration of this. Concerns were raised that this historical building should remain certainly in its current physical form as it is of great interest. If the proposal is approved no alterations should be permitted and the plaque should be removed to the entrance to the property. However, in conclusion they believed that the building should remain as a community tourist asset which is still entirely viable if marketed properly. The Council heard from a resident that the hostel now only takes block bookings which reduces its bookings overall and not what a youth hostel was intended for. Those present suggested that it should be formally Listed.*

*The Parish Council formally objects to the application on the grounds that this is a valuable local tourist facility and one they wish to be retained along with the historical interest. With the two local important footpaths (Vanguard and Weald Way) many people come to the area looking for this sort of accommodation. They agreed that if the venue was marketed properly the business would be available.*

- **WD/2014/1145/F – Proposed sand school.  
Upper Honeys Green Farm, Lewes Road, Framfield TN22 5RE.**  
*The Parish Council supports the application.*

## **7. For Information.**

### WDC APPROVALS:

- WD/2014/0699/F – Demolish part of existing cottage and rebuild with rear ground and first floor extension.  
Garden Cottage, Hammonds Green, Framfield TN22 5HB.
- WD/2014/0758/FA – MINOR MATERIAL AMENDMENT TO WD/2013/1147/F.  
Annan Farm Small School, Lewes Road, Framfield TN22 5RE
- WD/2014/0233/LB – Proposed single-storey kitchen extension.  
Old Coach House, Framfield Place, Hammonds Green, Framfield TN22 5QH.

## **8. 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.

- **WD/2014/1179/F – Demolition of garage and construction of single and two storey extensions.**  
**Pounsley Hill Cottage, Pounsley Hill, Blackboys TN22 5HT.**  
*The Parish Council supports the application.*
- A local resident asked for clarification of the application to convert the large barn in Stonebridge Lane to a dwelling. The Clerk explained this is a new procedure whereby the conversion of agricultural buildings to dwellings do not need full planning permission and can be carried out under Permitted Development (PD) rights where there are no other constraints. There are certain stipulations (a date when the building had to be in place and in use, no major external alterations etc). In these circumstances the Parish Council are not consulted and the deadline for determination is short. The comment was made that the barn had never actually been in use.

## **7. Next Planning Committee Meeting – Tuesday, 29 July 2014.**

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

AEN/19.06.2014

*Circulation: Planning Committee.*