

# FRAMFIELD PARISH COUNCIL

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## Planning Committee Details of Delegated Decisions

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), Jeff Goggin, and Sue Newman.

**WD/2015/1823/F – Provision of toilet and shower facilities for caravan and camping club exempted certificated campsite on field adjacent and belonging to Meadowside. To include provision of two toilets, two showers, washing up sink, chemical disposal point, fresh water supply and cesspool to contain effluent.  
Land at Meadowside, Eastbourne Road, Uckfield TN22 5QW.**

*The Parish Council strongly objects to this proposal. They concur and sympathise with the adjoining residents who have raised concerns, although it is their understanding from the application that any vehicles using the site, including waste sewage tankers will not be using the current access track that adjoins all of the properties including High Cross Farm?*

*In the applicant's own words they state "Meadowside's 4.5 acre field is set within a beautiful secluded area and is set apart from the main road by 2 acres of woodland." This would be interrupted with the proposed camping site. Traffic flow and noise/pollution levels would increase, and will without a doubt have an effect on the surrounding neighbour's quality of life.*

*It states within the applicant's Operational Management Plan that the neighbour's view will not be impeded. By all accounts, the Council fails to see how this will be so, not only with the erection of tents and caravans/camper-vans, but with the traffic movements across the site to the easterly proposed access.*

*The Council is extremely concerned that the proposed access road to the site as highlighted on drawing "WD-2015-1823-F\_Site Plan\_Meadowside Revised 13th Sept" emerges on to the Eastbourne Road. There is no mention of this and its construction in any other document. There also appears to have been a new access point cut through the narrow but dense woodland and adjoining the main road as a direct access which is not in accordance with the geometric standards utilising visibility splays and tapers. Due to this access not being correctly installed there is also a raised kerb to negotiate whilst towing a caravan that would impede the speed of egress. The Council attaches photos of the 2011 Google mapping for the area as well as the newly installed access point. They cannot see any reference to this access point in the planning application in the documentation and they would suggest that it has not been applied for, as it is not compliant with the current standards. The proposed egress will adjoin on to a 60 mph road with moderate curvatures north and south. The Council would also be concerned with vehicles towing a caravan whilst turning in or out of the proposed site as they would probably have to straddle the central double white lines in order to manoeuvre through*

*the access point. Whilst in accordance with the Highway Code it is not illegal to straddle such lines to access a property or side road, it would present a major hazard due to the average high speed of traffic along this section as well as the curves. This would be compounded by the extremely slow speed of egressing vehicles whilst towing.*

*The Council would also like to express their disappointment with the Camping and Caravan Club's (CCC) processes of enabling applicants to be able to obtain a 'Certificated Site' exempting them from certain standards and laws without any prior consideration or engagement with the local community, albeit they do mention that it is the applicant's responsibility to seek planning permission where required.*

*Aside the fact that according to the applicant's Operational Management Plan there are no other CCC sites in the immediate surrounding area shown on the 2013 Sussex Caravan and Camping list, which is part of their basis for sustainability, there are in fact 10 other (non CCC) camping and caravan sites within a 4.9 mile radius of the applicant's proposed site. The Council would therefore, suggest that there is already more than enough sustainable camping and caravan tourism provision in line with the National Planning Policy Framework (NPPF).*

**WD/2015/2046/F – Proposed residential single storey extension with mono pitch roof.**

**4 Ebenezer Cottages, The Street, Framfield TN22 5NR.**

*The Parish Council does not have any objection to the application in principle. However, the application form is ticked to say that no trees are being removed, but the general plans show several being removed. Albeit this property is within a set of terraced cottages built in 1882, the Council does not believe the proposed extension will cause any adverse or undesirable views. However, they would also like clarification that no trees are to be removed.*

**WD/2015/2056/F – Replacement of redundant office building with 5 no. new detached dwellings.**

**Squires Farm Industrial Estate, Palehouse Common, Framfield TN22 5RB.**

*The Parish Council supports this application which is a much better proposal that the accommodation achieved under the last Prior Notification approval.*

AEN/15.10.2015