

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 21 July 2015, at 6.30 pm in the Village Hall, Blackboys.

Present: Committee Members: Keith Brandon (Chairman), Peter Friend (Vice Chairman) Jeff Goggin and Sue Newman
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.

1. Apologies.

Selina Allen. The meeting agreed to co-opt onto the Committee for this meeting only, Sue Newman as proposed by Keith Brandon and seconded by Jeff Goggin.

2. 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 prejudicial interest in application WD/2015/1164/MAJ, the applicant being his landlord.
- Sue Newman declared a prejudicial interest in application WD/2015/0933/MAJ as one of the objectors is her employer.

3. Minutes of the Last Meeting for Approval.

The minutes of the meeting held on 30 June 2015 will be approved at the next meeting.

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

The order of the applications may be changed in line with those with public speakers but the minutes are detailed in the order of the agenda.

- **WD/2015/0933/MAJ – Proposed change of use of existing conference buildings (C2) into a school (D1) including boarding facilities (C2), proposed car parking and cycle parking spaces and alterations to the existing access.**

Annan Court, Lewes Road, Framfield TN22 5RE.

(Sue Newman left the meeting room for this item only)

The Parish Council strongly objects to this application.

- *The main grounds are the potential impact of vastly increased traffic movements to the site and importantly on the private lanes/tracks within the site accessing various properties which are totally inadequate for this increase.*
- *There is a concern that because of this, traffic could end up backing up and queuing onto the B2192 which is a fast, hazardous road.*
- *The applicant has highlighted in the travel plan the use of footpaths and bicycles – neither of these methods of accessing the proposed facility will be used – crossing fields on muddy unlit tracks or cycling on the B2192 are not practicable options. There is also no pavement on this section of road.*
- *Due to the very nature of the style of teaching and the fact that this is to be the first secondary school of its kind, pupils will*

travel some distance to attend but not necessarily far enough to board thus creating a large amount of daily traffic.

- **WD/2015/1026/F – Demolition of post 1948 agricultural building. Construction of stables and ancillary storage and hardstanding, and a day room for staff. Installation of a biodigester. Tickerage Castle, Pound Lane, Framfield TN22 5RT.**
The Parish objects to this application on the grounds of over development of the site. The current building is subservient in this rural country lane whereas the proposals would have a detrimental impact on views from the lane and across the adjacent countryside.

- **WD/2015/1164/MAJ – Erection of 6 no. B1 industrial units. New parking layout. Squires Farm Industrial Estate, Palehouse Common, Framfield TN22 5RB.**
(Keith Brandon left the room for this item only).
Robin Marten, the applicant, presented his plans to the Committee.

The Parish Council supports the application which is good use of vacant space on the industrial site which will give employment opportunities to local people and provide commercial space for small businesses.

- **WD/2015/0926/F – Construction of Garage. Amberside, Bird in Eye Hill, Framfield TN22 5HA (amended drawings)**
The Parish Council supports the amended plans which will reduce the impact on the neighbouring property. The houses/garages on Bird in Eye are of mixed design and there is no real building line so these proposals are not out of keeping in the street scene.

- **WD/2015/1305/MAJ – Change of use of touring caravan site to 28 static holiday lodges, with extension to season from 10 months to 12 months and the installation of private sewerage treatment plant. Cider House Farm, Lewes Road, Blackboys TN22 5JD.**
The Parish Council is only happy to support the application if the following criteria are met:
 - The layout for the lodges is more than just indicative to ensure that the final development is as portrayed in the plans and is only for a maximum of 28 lodges.
 - The style and size of the cabins is specified to enable a uniformity on the site which is in an outstanding location.
 - Concerns over the extension to a twelve month use from ten. There is no justification for this change unless residential status is required. Although the applicant has suggested how he would enforce the holiday condition this in itself is not enforceable. At what point could the site become a residential site in the village which would be completely out of keeping with the area and unsustainable.

5. For Information.

WDC APPROVALS:

- WD/2015/1000/F – Conversion of a redundant royal observation core (ROC) monitoring station into a dwelling.
Land off the B2102, Framfield TN22 5RH.
- WD/2015/1121/F – Demolition of existing conservatory and erection of rear bedroom/dining area extension.
Bird in Eye Farmhouse Annexe, Bird in Eye Hill, Framfield TN22 5HA.
- WD/2015/0112/FA – Variation of Condition 4 of appeal decision WD/2012/2210/MAJ (replacement of equestrian facilities and reconfiguration of the site).
Blackboys Stud Farm, Chapel Lane, Blackboys TN22 5LS.

WDC REFUSALS:

- WD/2015/0943/F – Proposed change of site use to residential, proposed new dwelling with garage and proposed alterations to access arrangement to Eastbourne Road.
- Land to the north of Jubilee Cottages, Eastbourne Road, Uckfield TN22 5QN.

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.

- **WD/2015/1357/F – Replacement of existing old wooden shed (3.6m x 2.4m) with double garage 6m x 6m to house vehicles.**
Homelea, Chapel Lane, Blackboys, TN22 5LB.
The Parish Council supports the application.
- **WD/2015/0879/FR – Proposed extension of domestic garden curtilage and retrospective application for use of chalet as ancillary accommodation to main house.**
The Old Barn, Stonebridge Lane, Blackboys TN22 5HX.
The Parish Council strongly objects to this retrospective application. The site has changed beyond recognition over the years and is a classic example of creeping development. There is already ancillary accommodation in a building adjacent to the Lane whereby the domestic curtilage was also extended. To extend the curtilage further with the additional accommodation is a step too far.
- **WD/2015/1321/F – Extensions and alterations.**
1 Jubilee Cottages, Pump Lane, Framfield TN22 5RQ.
The Parish Council supports the application.

7. Next Planning Committee Meeting – 29 September 2015.

If a meeting is required in the interim period this will be notified in the usual way.

AEN/23.07.2015

Circulation: Planning Committee.