

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Decisions November 2017

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 Maria Naylor. (The Chairman has the casting vote in any tie).

- **WD/2017/1349/F – INFILLING OF EXISTING COVERED PORCH TO PROVIDE EXTRA CLOAKROOM SPACE AND A NEW WC FORMED WITHIN EXISTING CLOAKROOM. BLACKBOYS C OF E SCHOOL, SCHOOL LANE, BLACKBOYS, TN22 5LL.**
The Parish Council supports the application, noting that the Chairman declined to comment as by virtue of him being a Councillor, he is also the Governor Representative at the School.
- **WD/2017/2454/F – CHANGE OF USE OF AGRICULTURAL LAND TO DOMESTIC GARDEN SPACE. SIMLA, FRAMFIELD ROAD, BLACKBOYS, TN22 5LS.**
The Parish Council objects to this application. The proposals constitute unnecessary over development, and approval even with conditions does not preclude other development on the land. The curtilage that this property enjoys is vastly larger than its neighbours already, which would be more in keeping if utilised. The application is vague in its description, and the potential to then build outside of the core area would be greatly increased. There is no sound requirement for the support to approve this application.
- **WD/2017/2400/FA – VARIATION OF CONDITIONS 10 AND 17 OF WD/2016/1195/F (ERECTION OF 7 NEW DWELLINGS WITH ASSOCIATED ACCESS. DEMOLITION OF EXISTING BARN ON SITE). MILL VIEW, GUN ROAD, BLACKBOYS, TN22 5JY.**

The Parish Council strongly objects to this application. The approved application was presented to the Parish Council and projected properties of good local character and design. They had partial single storey side elevations, which reduced the obstruction and blocking of the far reaching views across the valley. The revised, proposed detached properties will almost offer a complete block of any views, as they have been designed as two large characterless properties that present a dominant feature on the landscape. The design whilst employing some local character are more in keeping with the small traditional terraced type cottages, not large detached properties.

The Parish Council are also concerned that this would set a precedent to amend the application further, for the other semi-detached properties that adjoin Gun Road. Section 3.4 of the Planning Statement refers to the question of whether the amended design would have an acceptable visual impact in regards to Policy EN27 of the Wealden Local Plan. Without a doubt, this revised layout will have a negative impact on the surrounding views.

Section 3.9 of the Planning Statement refers to a comparable ridge height of the approved and revised application, yet does not take cognisance that the approved application which has single story frontage, resulting in a more open view.

The Parish Council also take into account the comments of the neighbouring parishioners, and share those that have been made so far from "Acremead". The impact and harm that this will have on their property, especially in regards to loss of light is of great concern. To reduce the boundary to 1m in the revised proposal is not in-keeping with the local community, and in a rural countryside setting, having wall to wall detached buildings is unnecessary.

The Parish Council offered its support to the previous application which was well presented, and the main factor of this being that the properties were of excellent design. If this proposal was presented in the first application, the Parish Council would have strongly objected then as well. There is no sound reason for the amendments and should be rejected.

- **WD/2017/2470/FA – MINOR MATERIAL AMENDMENT TO WD/2015/2616/F (DEMOLITION OF ATTACHED GARAGE AND ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION) TO VARY PROPOSAL FROM TWO STOREY TO SINGLE STOREY.**

15 BECKETS WAY, FRAMFIELD, TN22 5PA

The Parish Council supports the application which offers a less impacting design that previous approved design.