

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Decisions January 2018

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), Selina Allen and Maria Naylor. (The Chairman has the casting vote in any tie).

- **WD/2017/2585/FR & WD/2017/2586/LBR – Part retrospective application for free-standing post and rail fence, proposed post and rail fence and infilling of existing gateway in attached brick wall.**
STONEBRIDGE HOUSE, STONEBRIDGE LANE, BLACKBOYS, TN22 5HY
The Parish Council supports the application. This appears to be a minimally intrusive addition, subject to approval of the conservation officer. The Parish Council would like to note their disappointment with the application being retrospective.
- **WD/2017/2681/F – Proposed single-storey front extension, single-storey side lean-to extension and internal/external alterations.**
FAIR VIEW, GUN ROAD, BLACKBOYS, TN22 5JZ
The Parish Council supports the application as this appears to be a minimally intrusive change.
- **WD/2017/2235/FR – Revisions to WD/2016/0583/F (demolition of 3 no. existing barns and 4 no. outbuildings on site and construction of a new dwelling in the form of a barn, using PD Part Q of the Wealden ‘Pragmatic Approach’. Conversion of existing barn into garages for the dwelling) comprising the demolition of the approved detached garage and erection of green oak frame detached garage.**
HOBBS BARTON FARM, STREELE LANE, FRAMFIELD, TN22 5RY
The Parish Council supports the application. This appears to be have minimal impact on the previously approved application.
- **WD/2017/2678/F – Single storey rear and side extensions, porch removal, render to external walls, loft alterations including new dormers, associated internal alterations and external works.**
SOUTH HILL HOUSE, SANDY LANE, FRAMFIELD, TN22 5PX
The Parish Council has no objections to the application.
- **WD/2017/2400/FA – Proposed horse exerciser.**
TEWITTS FARM, PALEHOUSE COMMON, FRAMFIELD, TN22 5RB

This Parish Council supports this application in principle but would like clarification on drainage and lighting.

- **WD/2017/2590/F – Variations of conditions 10 and 17 of WD/2016/1195/F (erection of 7 new dwellings with associated access. Demolition of existing barns on site). MILL VIEW, GUN ROAD, BLACKBOYS, TN22 5JY**

The Parish Council strongly objects to this application. The Parish Council continues their objection to this varying application that presents an unacceptable revision of a previously approved and acceptable plan. The 're-revision' still presents obtrusive implications for the existing neighbours, as well as offering a 'wall' along the front of the development. The Parish Council still echo the comments from the application revision in November 2017. There is no sound development reasoning to approve this application, which can only be seen as an opportunity for profit with no regard to the local community and neighbours.

The Parish Council is also concerned to learn that there has been inconsistencies with the consultation with neighbours and consultees, either wholly or partly not being informed of this application or revisions.

The dotted line of the previous approved plan overlaid onto a new proposal in drawing – *“WD-2017-2400-FA_General Plan_TCPS 696 Drawing No. 1721-11 Plots 1 and 2 - Site Layout, Elevations and Floor Plans (amended)”* does not reflect the change in a fair light. The west facing of plot 1 and east facing of plot 2 extremities were originally single storey, offering minimal impact to neighbours and views. This revised application only shows revisions against previous revisions and **not** of the previously approved application WD/2016/1195/F. This therefore shows the changes as minimal, when in fact, they are not.

Standing comments:

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.

AEN/4.1.18