

# FRAMFIELD PARISH COUNCIL

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## Planning Committee Details of Delegated Decisions March 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/2018/0123/F & 0124/LB – Re-build collapsing/unsafe verandah  
FRAMFIELD GRANGE, BLACKBOYS ROAD, FRAMFIELD, TN22 5PN.**

**Support** – A necessary repair that will enhance the building structurally and visually. Subject to comments from the Conservation Officer.

- **WD/2018/0076/F – Field access from highway.  
BRANDEN FARM, LEWES ROAD, FRAMFIELD, TN22 5RE.**

**Object** – The Parish Council previously commented on an application for this site in 2012 and 2015. There is concern that creating a new access at this location is not providing a safer entry and exit regime than currently in place due to the layout of the road and the fast nature of the traffic approaching from both the north and south which incorporate blind bends. The new access shows a gate that is set back from the road but if there is any issue with gaining access, there is no area to turn around and could result in a vehicle (potentially a large, slow agricultural machine) needing to reverse back out, which is a major safety concern.

Whilst this application needs the expertise of the Highways Department, the Parish Council is unsure as to how visibility splays can be created that offer safe egress, as the verge is limited and banked.

Section 4.3 of the Arboriculture Report suggests that there may be scrub and trees that require work including cutting back and crown lifting but is outside the scope of the survey. Whilst this may be the case, it is not outside the scope of the application and therefore should be assessed.

Also within the same document 4.3, it refers to highways and line of sight. It should be noted that the photos in Appendix 3 should not be used for the purpose of supporting this as they are taken from the opposite side of the road, which presents a very different view.

The Parish Council ask that cognisance of another application for this site is taken into account. Application WD-2018-1096-F is for the build of a new agricultural building, yet its access is to be from the existing site entrance which the applicant has stated as being unsuitable for entry/egress. How can it be suitable in one application, yet this one, it is not?

- **WD/2018/0196/F – Erection of an agricultural building for the storage of hay and machinery.  
BRANDEN FARM, LEWES ROAD, FRAMFIELD, TN22 5RE.**

**Object** – Whilst the Parish Council supports the need for businesses to be profitable, it is of concern when opportunities are not taken that are conducive with existing layout and curtilage. There are agricultural buildings being removed under another application on the same site to make way for a dwelling, yet there is now the need for agricultural buildings. This means that the applicant is pushing out onto the greenfield land. There is a substantial dwelling and buildings already in place and could be used to meet the needs of a business. This application for a new building is born out of the desire to create a new dwelling by removing current buildings, which will undoubtedly be sold. If the applicant has seen fit to remove buildings already still in agricultural use when within the relevant polices they have to be redundant, then it can only be assumed that there is no need for such a large obtrusive building on greenfield land.

The new agricultural building is of a large mass and scale uncharacteristic of any other building locally that will be seen from the adjacent highway which will have a negative impact on the scenery.

- **WD/2017/2590/F – Proposed horse exerciser. Amended Design and location, plans received 26 January 2018.  
TEWITTS FARM, PALEHOUSE COMMON, FRAMFIELD, TN22 5RB.**

**Support in Principle** – Whilst the Parish Council supported (in principle) the previous rendition of this application, further questions have arisen. “WD-2017-2590-F\_Floor Layout\_Tewitts 09 Prop Plan” and “WD-2017-2590-F\_Site and Block Plan\_Tewitts 07R2 Site Plan” presents what appears to be a proposal for a square building, which is not conducive of the supporting documentation. Clarification is required as to what this represents. The Parish Council still require clarification as to any proposal for drainage and lighting, which has not been included. For clarification, the Parish Council wish to ensure that there is no negative effect of water run-off, and that no intrusive light pollution is created from exterior lighting.

Why is there no LB application present? There is no reference in the ‘Planning History’ to the previous application for a horse exerciser submitted in December 2017 with the same reference. The Parish Council wish to highlight that “WD-2017-2590-F\_Consultee Response\_parish comments 040118” is for the previous rendition, and not this application of February 2017, which is not identical.

There has also been no sign of any equestrian activity on site since they got the first permission in 2015 and there does not seem to be any permission for the new entrance which has been created next to Squires Farm which goes round the field – it does not appear to be a temporary access as it is finished with road chippings.

*AEN/10.03.2018*

*Circulation: Planning Committee/All other Parish Councillors.*