

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 6 November 2018, at 6.30 pm in the Village Hall, Blackboys

Present: Committee Members: Keith Brandon (Chairman), Maria Naylor and Sam Sharples.
In attendance: Ann Newton (Parish Clerk).
Public: Six.

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.

There were none.

2. Declarations of Interest.

Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on the agenda. There were none.

3. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 27 September 2018 plus the delegated comments for October 2018 having been circulated, be approved, adopted and signed as a correct record. (SS/KB).

4. Planning applications for consideration

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/2018/1701/O – Outline application for the erection of 7 no. dwellings, access, landscaping and other infrastructure. Dwelling mix comprising 6 no. semi-detached properties up to 106m² and 1 no. detached property.**

Land adjacent to recreation ground, Framfield Road, Blackboys TN22 5LR.

Members of the public present voiced their strong objections to the application.

The Parish Council strongly objects to this application and would like to thank and support all of the parishioners that have made comment on the proposals which have been noted by the Parish Council.

The Parish Council continues to strongly object to this application and would like to reiterate their concerns:

The Parish Council strongly objects with the following comments:- this application is disgraceful. The Parish Council have not only objected to the first, second or third rendition of this application but still continue to do so with the same comments previously furnished.

The application, albeit outline planning only, should offer some clarity as to what is intended to be built. This revised application simply has a single amended block drawing showing 7 houses and no further detail. All other documents refer to the previous application. As is often the case, outline plans get approved and then through time, the original intention is lost and expectations of what is going to be built dramatically changes, often for the worse. Looking at an outline plan for 7 houses on

greenfield land, outside of the core development area has NO place in the Parish and should be refused planning consent. There are more suitable locations in other areas that would benefit from these properties, and to be allowed a large scale build (for a village) is a dangerous precedent to set, and obscene. For the sake of the parishioners and by the power granted to Wealden District Council, we implore you to reject this application.

The previous objection comments by the Parish Council are still applicable. In addition to:

1. It is in an unsustainable location
2. Visibility for highways is based on the need to cut back or completely remove the substantial and established hedging that is in place now, which would have a massive impact on the wildlife and also the natural setting for this location and general street scene.
3. The revised Highways Report comments contradict its first edition
4. There is an expectation for the Parish Council to make a decision based on a single block drawing as all the other documents refer to the previous 5 house application.
5. The fictitious traffic credit calculations provided are still as per the Parish Council's previous comments, which provide some reality to current trip generation and seems to be the basis for their sustainability.
6. WD/2016/1896/MAO Land at Camberlot Stables, Upper Dicker was recently refused for similar reasons and should be considered to support this refusal.
7. Policies GD2, DC17, WCS6 WCS14 are applicable to support the refusal of this application.
8. Albeit outline, this is the poorest quality submission for a planning application that the Parish Council has seen in recent years. The applicant also has no consideration to the residents of the community and is merely looking to capitalise on a piece of inappropriate development"

Since the original application and subsequent refusal and dismissal at appeal, WDC's emerging local plan clearly sets out the grounds for this application and why it should be refused. It is not in the core area, and full weight should be given in refusing this application under saved policies GD2, DC17, WCS6 and WCS14.

The Parish Council would just like to conclude by commenting on the audacity of the agent in re-submitting this application and suggesting that WDC would be mad not to approve it.

The purely profit-driven motives of the applicant/agent to build on a field which the Parish Council has wished to purchase to enhance the recreation ground for decades is evident in the appellant's response final comments where not only do they refute policies as being valid but essential berate members of the community by name for their comments made against the application. From this, the applicant is not just hostile to the local community in their application, they can be perceived as intimidating. With Objections from the community, the Parish Council, refusal by WDC and a dismissed appeal, it is perplexing

that the applicant continues to seek approval for something that nobody wants. It sets a dangerous precedent should this be approved as there will likely be many more landowners submitting applications to build on open greenfield landscapes along the AONB.

- **WD/2018/1895/F – Proposed change of use of land from agriculture to equestrian including the erection of stables and tack room. Badgers Barn, The Street, Framfield, nr Uckfield TN22 5NS.**

The Parish Council objects to the application on the grounds of the poor vehicular access to the site for the regular attendance of horses. The Council fails to see how the horses could be adequately looked after (the transport of food etc) on foot down a twritten to the site.

- **WD/2018/2150/F - Conversion of existing roof void to bedroom and ensuite with rear facing dormers. 1 The Street, Framfield TN22 5NS.**

The Parish Council supports the application because they believe it will have minimal impact on the area.

- **WD/2018/2053/F – 2 bay car port and garage. 1 Pumpwood Cottages, Pump Lane, Framfield TN22 5RL.**
Advised by Wealden District Council that the application has been deemed invalid at the current time.

5. 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. There were none.

7. Next Planning Committee Meeting – 27 November 2018.

Additional meetings will be called during the intervening period if the Chairman believes they are required otherwise comments are passed to the Planning Authority under the Parish Council's delegated procedure policy – available on the website, noticeboards and Parish Magazine.

The meeting closed at 7.30 pm.

AEN/20.11.2018

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