

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 25 September 2018, at 6.15 pm in the Memorial Hall, Framfield

Present: Committee Members: Keith Brandon (Chairman), Peter Friend (Vice Chairman), Selina Allen, and Sam Sharples.
In attendance: Ann Newton (Parish Clerk).
Public: Five.

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.

Councillor Maria Naylor.

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 31 July 2018 plus the delegated comments for August and September 2018 having been circulated, be approved, adopted and signed as a correct record. (SA/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/2018/1443/FR - Hammond Green Farm, Hammonds Green, Framfield TN22 5QH.**
Part retrospective application for change of use from B1 (C) to B1 (A). No increase in footprint, bulk or volume. Four new ground floor windows.

The Parish Council supports the application but notes that it is the second retrospective application for the site.

- **WD/2018/1759/F – Granary Cottage, Framfield Road, Blackboys TN22 5LR.**
Construction of a new 3-bed, 2 storey dwelling with garage and adjoining car port.

Five members of the public were present who voiced their objections to the proposals.

The Parish Council strongly objects to the application.

- The Council is concerned that the pre-application advice was very biased towards an approval recommendation, even offering recommendations and to all intents and purposes – a rubber stamp.
- Reference to the flexible approach whereby applicants could rebuild redundant agricultural buildings has been removed from the Draft Local Plan. Owners are now only allowed to convert (under Permitted Development rights) what is there. Under exceptional circumstances they can re-build if three criteria are met - the building is redundant (this garage isn't), the building is convertible (it isn't - it is small and has no footings) and

the new building should be on the same footprint and size as what is there – none of which are met.

- In addition, the application extensively references traffic credits which were dubious at best and something which is also not included within the Draft Local Plan. Ex-employment sites (petrol station/nursery) should not be credits at all because employment has been lost from the area necessitating those people to travel and create traffic movements to gain employment.
- The transport statement states the applicant cannot achieve the expected visibility splay but is not a concern! Visibility here is poor and the current driveway very difficult - an extra house would exacerbate this. This should be taken in to account, especially if one car is trying to get in at the same time as one leaving.
- There has been no appreciation or acknowledgement of the Listed Building next door in terms of planning. A new, large house is going to have a negative impact effect. Limited knowledge and weight has been given to protecting it.
- Another main point is the design of the house itself - it is not attractive. It is not in-keeping, it is incongruous in the setting, and should not be placed next to the Listed Building.
- This house if built in between two other properties will have a negative impact on the views across open countryside and the AONB.
- The application refers and seeks support of infilling policies which are not even applicable here. This only applies within a Core Area or Development Boundary. Infilling in the countryside is not part of a policy and would be a ludicrous standard to adopt in such rural locations.

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 6.45 pm.

AEN/01.10.2018

Circulation: Planning Committee.