

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 27 March 2018, at 6 pm in the Memorial Hall, Framfield

Present: Committee Members: Keith Brandon (Chairman), Peter Friend (Vice Chairman) [part], Maria Naylor and Sam Sharples.
In attendance: Ann Newton (Parish Clerk).
Access to Information: Councillors Rob Jackson [part] and Noel Mansley [part].
Public: Two [part].

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.

Peter Friend was in attendance for items WD/2018/0158/F, WD/2017/0194/MAJ and WD/2018/0455/F only. Maria Naylor did not take any part in the discussion on agenda item WD/2017/0194/MAJ.

1. Apologies.

Councillor Selina Allen. Councillors agreed to co-opt Councillor Sam Sharples onto the Committee for the meeting. Councillor Allen would remain a substitute.

2. Declarations of Interest.

Councillors to give notice of declarations of personal, prejudicial and pecuniary interests in respect of items on the agenda.

3. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 30 January 2018 plus the delegated comments for March 2018 having been circulated, be approved, adopted and signed as a correct record. (MN/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/2018/0158/F: PELHAM PLACE FARM, PALEHOUSE COMMON, FRAMFIELD, TN22 5QZ.
PROPOSED DEMOLITION OF EXISTING FARM BARN AND ITS REPLACEMENT WITH A FOUR BED DWELLING, TOGETHER WITH THE CHANGE OF USE FOR ADJACENT FARM BUILDING FOR ANCILLARY RESIDENTIAL PURPOSES AND ASSOCIATED LANDSCAPING.**

The Parish Council supports the application providing that the proposals do not increase in size. Emphasis, in any approval, should be placed on the fact that the new pool house and games room are for ancillary residential purposes only.

- **WD/2018/0302/F: 1 THE NOOK, THE STREET, FRAMFIELD, TN22 5NX
REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY EXTENSION.**

The Parish Council supports the application which will have minimal impact on the area or property. (Councillor Jackson left the meeting room for this item, being the occupier).

- **WD/2018/0272/LB: HOLLY COTTAGE, LEWES ROAD, BLACKBOYS, TN22 5JH
CONSTRUCTION OF TIMBER CONSERVATORY TO SIDE ELEVATION.**

The Parish Council supports the application but although only a small build would wish to defer to the Conservation Officer as the property is Listed.

- **WD/2017/0194/MAJ: LAND ADJOINING PALEHOUSE BARN, PALEHOUSE COMMON, FRAMFIELD, TN22 5QY
LEVELLING OF FIELDS FOR PERSONAL USE TO INCLUDE A POLO FIELD, GRAZING AND SAND SCHOOL TOGETHER WITH DRAINAGE WORKS.**

The Parish Council strongly objects to the application and comments in two halves:

- *Usage – A polo field in the middle of a small hamlet says it all. The applicant mentions that it is for personal use but could present 9 riders playing a game, 4 times a month with or without family and invited guests to spectate. Each horse or pony may arrive by a horse box or trailer and potentially each player could have two ponies. An incredulous way of saying ‘for private use’. That is just games, and in my limited experience it involves quite a lot of vocal command i.e. shouting. There is also practising which is likely to be more frequent – does that mean more practice games, more shouting and more ponies? For a small hamlet this is far from low key, as the applicant calls it. The applicant talks about there being no adverse impact on the local highway. The proposal will in fact have a detrimental effect on the local highway and any reasonable person can see that.*
- *Construction – The applicant talks about deliveries of spoil between the hours of 7am and 6pm five days a week, utilising large 8 wheeled 32 tonne trucks. With an expectation of needing 54,000 cubic metres it is estimated that there will be some 6000 deliveries. And a total of 12,000 trips to and from for 60 weeks, all to be delivered by driving through a small hamlet.*

The work is to be done using an excavator and grader, which will be running from start to finish every day in a small hamlet. There is already a problem with large goods vehicles travelling through the hamlet and as recently as last week was discussed between the County Council and Parish Council to look at how we could try and resolve the problem. By allowing this application to go ahead is not only a kick in the teeth to the local community, it is verging on anti-social.

The application should not be approved in this location. The impact on the community during and after the build will be of untold aggravation, disruption, and danger with an increased volume of large vehicles and HGV’s driving through a small rural hamlet. The road has no footpaths and presenting 12,000 32 tonne lorries, 5 days a week will introduce an unacceptable level of risk to pedestrians, cyclists and indeed other motorists. This is the most anti-social application that has been put before the Parish Council in recent years.

- **WD/2018/0119/F: HAMMONDS GREEN COTTAGE, FRAMFIELD, TN22 5QH
PROVISION OF 2 NO. STABLES AND A FEED/MACHINERY STORE.**

The Parish Council supports the application but would not want to see the proposals extended in any way as they are already quite large.

- **WD/2018/0455/F: POUND FARM COTTAGE, POUND LANE, FRAMFIELD, TN22 5RR
REPLACEMENT OF FOUR FORMER POULTRY SHEDS WITH TWO NEW DWELLINGS.**

The Parish Council supports the application but saw no sign in the proposals for an asbestos removal plan. The Council would also like to see, if the application is approved, only a very low level external lighting scheme.

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.

- **WD/2018/0501/FR - RETROSPECTIVE APPLICATION FOR ERECTION OF TIMBER CLAD STORAGE BARN
BROOKS MEADOW, PALEHOUSE COMMON, FRAMFIELD, UCKFIELD, TN22 5QY**

The Parish Council supports the application but is disappointed that it is retrospective. They would also like noted that the entire site is a mess which does not give people a good impression when entering the Parish.

- **WD/2018/0499/F - ERECTION OF SINGLE STOREY FIELD SHELTER AND FEED/HAY STORE.
BROOKS MEADOW, PALEHOUSE COMMON, FRAMFIELD, UCKFIELD, TN22 5QY**

The Parish Council supports the principle of the building but would like the applicant to consider a less intrusive position, away from the road and nearer to the storage area but still within easy access of the hardstanding.

7. Next Planning Committee Meeting – 29 May 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. (Councillor Naylor gave her apologies).

AEN/08.04.2018

Circulation: Planning Committee.