

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 30 January 2018, at 6 pm in the Village Hall, Blackboys

Present: Committee Members: Keith Brandon (Chairman), Peter Friend (Vice Chairman) [part], Selina Allen, and Maria Naylor [part].
In attendance: Ann Newton (Parish Clerk).
Public: Five [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.

Although the meeting was not quorate at the start, support for the first decision made was confirmed by Peter Friend on his arrival.

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. The Committee declared a personal interest in the first item, WD/2017/2766/MAJ for Brook House Farm; one of the applicant's, Councillor Maria Naylor, being a fellow Parish Councillor.

3. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 26 September 2017 plus the delegated comments for October, November (2017 and January 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/2017/2766/MAJ - VARIATION OF THE AGRICULTURAL OCCUPANCY CONDITION ATTACHED TO WD/2008/2695/F TO INCLUDE EQUESTRIAN USE, CHANGE OF USE OF LAND TO INCLUDE A MIX OF AGRICULTURAL AND EQUESTRIAN USE, CHANGE OF USE OF AN AGRICULTURAL BARN INTO STABLES, AND CONSTRUCTION OF A 20 METRE X 60 METRE SAND SCHOOL. BROOK HOUSE FARM, BROOKHOUSE LANE, FRAMFIELD, TN22 5QJ.**

Mr John Naylor gave a brief resume of the application.

The Parish Council supports the application for the reason that if by the addition of equestrian use, the business becomes viable, this is a good thing.

[Maria Naylor joined the meeting after the conclusion of this application].

- **WD/2017/2879/F - THE PROPOSED REMOVAL OF A REDUNDANT BARN, 2 REDUNDANT OUTBUILDINGS, A SUBSTANDARD ISOLATED COTTAGE AND THEIR REPLACEMENT WITH ONE 4 BEDROOM DWELLING ON THE SITE OF 2 FORMER POULTRY BARN
LAND AT GREAT MEADE, OFF PUMP LANE, FRAMFIELD, TN22 5RL**

The applicant's agent and colleague gave a presentation prior to the start of the discussion and answered questions from the Committee.

The Parish Council supports the application but would ask that the following conditions are applied should the Planning Authority approve the application – restriction on external lighting, monitoring of the condition of the trees and the removal of Permitted Development Rights.

[Peter Friend joined the meeting during this item].

- **WD/2017/2465/F - DEMOLITION OF EXISTING ESTATE COTTAGE AND ERECTION OF REPLACEMENT DWELLING ON RECONSTRUCTED WALLED GARDEN PERIMETER. COTTAGE 4, HIGH CROSS ESTATE, PALEHOUSE COMMON, FRAMFIELD, TN22 5QY.**

The Parish Council objects to the application which constitutes the unnecessary over development of what was a small estate worker's cottage. The proposals are too large and out of context and have the potential to set a precedent for the rest of the estate.

- **WD/2017/2931/F - PROPOSED SINGLE STOREY SIDE EXTENSION. 19 BIRD IN EYE HILL, FRAMFIELD, TN22 5HA.**

The Parish Council supports the proposals.

- **WD/2017/1947/LBR - RETROSPECTIVE APPLICATION FOR THE INSTALLATION OF A STAINLESS STEEL FLUE ON THE ROOF OF A LISTED BUILDING. POUNSLEY MILL BARN, SHARLANDS LANE, BLACKBOYS, TN22 5HP.**

The Parish Council wishes to defer any decision to the Conservation Officer.

- **WD/2017/2878/F - PROPOSED WORKSHOP IN REAR GARDEN. SCAINES, LEWES ROAD, BLACKBOYS, TN22 5JL.**

The Parish Council objects to the proposals because they believe the workshop is too big, too domesticated and out of character. Although a Design and Access Statement is mentioned, it does not appear within the application paperwork.

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/2017/2892/FR - RETENTION OF EXISTING TIMBER FRAMED 23.8M X 6.8M GENERAL PURPOSE AND LIVESTOCK HOUSING FARM BARN. FORMATION OF VEHICULAR ACCESS TO HIGHWAY AND TRACK.**

GATE HOUSE, GATEHOUSE LANE, FRAMFIELD, TN22 5RS

The applicants gave the Committee a resume of their application.

The Parish Council supports the application as long as the Conservation Officer agrees that the proposed screening is adequate between the barn and Listed Building.

7. Next Planning Committee Meeting – 27 March 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.

AEN/12.02.2018

Circulation: Planning Committee.