

FRAMFIELD PARISH COUNCIL

Minutes of a Planning Committee Meeting held on Tuesday, 31 July 2018, at 6.30 pm in the Village Hall, Blackboys

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

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. Election of a Chairman.

Selina Allen proposed that Keith Brandon be re-elected as Chairman. This was seconded by Peter Friend and agreed by those present. There were no other nominations.

2. Election of a Vice-Chairman.

Selina Allen proposed that Peter Friend be re-elected as Vice-Chairman. This was seconded by Keith Brandon and agreed by those present. There were no other nominations.

3. Apologies.

There were none.

4. 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.

5. Minutes of the Last Meeting for Approval.

It was agreed that the minutes of the meeting held on 27 March 2018 plus the delegated comments for April, May, June and July 2018 having been circulated, be approved, adopted and signed as a correct record. (SA/KB).

6. 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/2018/1324/F for SEPTEMBER FARM, LEWES ROAD, BLACKBOYS, TN22 5JH. Demolition of barn and construction of new dwelling.**
The applicant spoke in favour of this revised style of building for the site.

Support – The Parish Council prefers the design which is sympathetic to the local surroundings compared to the previous plans.

[Maria Naylor arrives].

- **WD/2018/0158/F for PELHAM PLACE FARM, PALEHOUSE COMMON, FRAMFIELD, TN22 5QZ**
Demolition of existing farm barns and their replacement with a five bedroomed dwelling, a new garage building, a new swimming pool and games building, together with alterations/repairs to existing boundary wall, landscaping and the change of use of land to residential curtilage. Amended plans received dated 13/07/2018.

Support – the Parish Council would like included in any approval a condition requesting that any construction traffic uses the access to Palehouse Common from the B2192.

7. 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-2018-1382-F TEWITTS FARM, PALEHOUSE COMMON, FRAMFIELD, TN22 5RB CREATION OF AN ACOUSTIC BUND WITH ASSOCIATED LANDSCAPING**

Strongly Object:

Tree block plan shows an existing crushed hardcore track which although is existing, is also newly laid. The application states that no work has been started, yet there would be no other reason for such a track. The Ecology survey shows concern that this track as it is now if used, could kill Great Crested Newts and mitigations should be installed. It is concerning that this has been done prior to any application and surveys.

A new access has been installed with the removal of a hedgerow and also crossing a drainage ditch.

A European Protected Species Licence should have been in place before any works started as there is a present risk to wildlife taking refuge in the cracks of the rubble track.

5.2.1 of the Acoustic survey is based on an eastern facing bund only, yet the application is to place continuous bund on the eastern and southern boundaries. There is no supporting evidence that the proposed bund on the southern side will effect any improvement on noise levels for the applicant.

The application refers to a 4m bund in place yet the proposed levels General Plan would suggest significantly higher points in places which raises great concern.

What and if are there any surface/rainwater mitigations?

The arboriculture survey highlights that the oak tree T4 will have a 50% encroachment of the RPA and would generally be removed in such circumstances, but the surveyor has suggested to leave it in and if it starts to die then it should be managed – which will ultimately be removal. However, this tree if removed unnecessarily will have a large impact on the views and landscape and should be avoided.

As above, 9.3.2 H5 hedgerow is for removal as it will be for construction access. However, there is no justification to remove some 70m+ of hedgerow for this purpose. The report says that it is set back from any public vantage point which is completely inaccurate as it can clearly be seen from the public highway with uninterrupted views.

There is no reference to any landscaping or ecological enhancements to help preserve local wildlife after construction.

Whilst there is sympathy for the applicant with noise levels, there are other avenues more sympathetic to the environment and ecology that should be explored first. It would be suggested that the first course of action would be for WDC to interact with the adjoining industrial estate landlord and tenants to look at mitigations that can be put in place. Therefore, until further evidence can be given to support the proposal, Framfield Parish Council objects to this application.

7. Next Planning Committee Meeting – 25 September 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/14.08.2018

Circulation: Planning Committee.