

FRAMFIELD PARISH COUNCIL

Planning Committee Details of Delegated Comments March 2019

Decisions can be delegated to the Chairman (or Vice-Chairman) plus two other members if agreed by the Chairman.

The following decisions were made under delegated authority by Keith Brandon (Chairman), Tony Hall, Maria Naylor and Sam Sharples. (The Chairman has the casting vote in any tie).

WD/2019/0412/F – Replacement of part of existing pergola with single storey garden room with access from the existing kitchen/dining room. GUN FARM HOUSE, GUN ROAD, BLACKBOYS, TN22 5JZ.

The Parish Council supports this application which will have limited impact on neighbouring properties, street scene and wider area. However, it is disappointing to note this application in such a short space of time from the original application to redevelop the site.

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 two former poultry barns. LAND AT GREAT MEADE, OFF PUMP LANE, FRAMFIELD, TN22 5RL.

The Parish Council strongly objects to the application. The Parish Council has reviewed the amended application in line with current national and local policies. However, simply by stepping back and looking at this in a simplistic way, it makes no sense to offer harm to designated ancient woodlands set in an extremely rural location by erecting a large residential property in the middle of it. Approving this application will impose unmeasurable and irreparable damage to a beautiful location within the greenbelt. The location enjoys ancient and archaeological interest and is home to many species of wildlife and plants. There are simply many other locations that are more suitable for erecting a large property such as that proposed and as quoted within the NPPF “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”. There are no special circumstances that should support its approval.

Under the revised National Planning Framework Policy (NPPF2) the location proposed should enjoy the protection against unnecessary development. This proposal is definitely unnecessary as it provides no benefit to the local community or wider environment and will not have an impact on housing supply. It is disappointing that the applicant has chosen to ‘cherry pick’ aspects of the NPPF that sound good in isolation to support the application, whilst omitting fundamental criteria to the contrary and the very reason why the NPPF exists.

Having read the letters of objection, the Parish Council is extremely concerned about allegations of conflict between the applicant and residents. It is also concerned about allegations of waste being disposed of inappropriately and this should be investigated further by appropriate authorities.

Wealden District Council Arboricultural & Biodiversity Officer states that the development would result in direct and indirect impacts (loss and degradation) of ancient woodland and that such losses due to development should be refused planning consent. It is hoped that planning officers stand by national policies and that of the advice of professional consultees and refuse this application.

It is disheartening that this application has come before the Council several times and the applicant still continues to submit plans that effectively blight the countryside with little regard for the wishes of its community. The application is referred to as a “hybrid” proposal. However, as the application clearly goes against the NPPF and Wealden’s own policies, including the adopted Wealden Local Plan, it has again cherry picked and twisted the essence of what the policies are there for to support an approval, despite clear sound reasons for it being refused.

There are several references within the planning statement and D&A Statement to the proposal being ‘hidden’. This is inferring that the application is acceptable because it cannot be seen – this is an unreasonable assumption to make and should be disregarded as a justification for support. The underlying damage that the proposal would cause if approved would far outweigh any benefit to a ‘hidden’ dwelling being erected.

In conclusion, the Parish Council objects to this proposal as it wholly unsuitable for the location - an area of ancient woodland which is afforded protection by the NPPF. There should be no doubt when reviewing this application that it should be refused by WDC officers.

**WD/2019/0231/F – Proposed garden shed and replacement greenhouse.
LANGHURST, CHAPEL LANE, BLACKBOYS,**

The Parish Council supports the application. They are well designed outbuildings within a walled garden and would be an attractive addition to the plot, in-keeping with the house and existing wall.

AEN/19.03.2019

Circulation: Planning Committee/All other Parish Councillors.